

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/25 GORDON STREET TULLAMARINE VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Tullamarine

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/27 GORDON STREET TULLAMARINE VIC 3043	\$510,000	06-Mar-25
4/216 MELROSE DRIVE TULLAMARINE VIC 3043	\$570,000	23-May-25
2/75 DERBY STREET TULLAMARINE VIC 3043	\$528,000	11-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 July 2025



**3/27 GORDON STREET
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$510,000** Sold Date **06-Mar-25**

Distance **0.03km**



**4/216 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **23-May-25**

Distance **0.94km**



**2/75 DERBY STREET
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$528,000** Sold Date **11-Apr-25**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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