

## 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

19 BAYVIEW ROAD MCCRAE VIC 3938

### Indicative selling price

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

Single Price

or range  
between

\$2,399,000

&

\$2,599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Mccrae

Period-from

01 Jun 2024

to

31 May 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

24 BURRELL STREET MCCRAE VIC 3938

\$2,320,000

22-May-25

40 SEAHAZE STREET ARTHURS SEAT VIC 3936

\$2,480,000

13-Jan-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.

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**24 BURRELL STREET MCCRAE VIC 3938** Sold Price <sup>RS</sup> **\$2,320,000** <sup>UN</sup> Sold Date **22-May-25**  
Distance **1.09km**

 5  3  2



**40 SEAHAZE STREET ARTHURS SEAT VIC 3936** Sold Price **\$2,480,000** Sold Date **13-Jan-25**  
Distance **1.62km**

 5  4  4

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

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