Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	19 Gravity Drive, Mount Duneed Vic 3217
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$825,000	Range between	\$780,000	&	\$825,000
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Median sale price

Median price	\$702,000	Pro	perty Type	House		Suburb	Mount Duneed
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property Price Date			Date of sale
1	22 Franklin Rd MOUNT DUNEED 3217	\$825,000	16/06/2025
2	13 Vernal Cirt MOUNT DUNEED 3217	\$795,000	23/05/2025
3	12 Whiteley St MOUNT DUNEED 3217	\$800,000	09/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07/07/2025 15:35













Property Type: Land **Land Size:** 409 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$825,000 Median House Price June quarter 2025: \$702,000

Comparable Properties



22 Franklin Rd MOUNT DUNEED 3217 (REI)

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Agent Comments

Price: \$825,000 Method: Private Sale Date: 16/06/2025 Property Type: House Land Size: 512 sqm approx

13 Vernal Cirt MOUNT DUNEED 3217 (REI)

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Agent Comments

Price: \$795,000 Method: Private Sale Date: 23/05/2025 Property Type: House Land Size: 448 sqm approx



12 Whiteley St MOUNT DUNEED 3217 (REI/VG)

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Price: \$800,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 400 sqm approx Agent Comments

Account - Jellis Craig | P: 03 5222 7325





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