

# 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  
Including suburb or  
locality and postcode

19 Gravity Drive, Mount Duneed Vic 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000

&

\$825,000

### Median sale price

Median price \$702,000

Property 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.

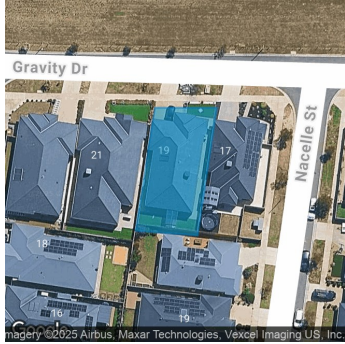
	Address of comparable property	Price	Date of sale
1	22 Franklin Rd MOUNT DUNEED 3217	\$825,000	16/06/2025
2	13 Vernal Cirt MOUNT DUNEED 3217	\$795,000	23/05/2025
3	12 Whiteley St MOUNT DUNEED 3217	\$800,000	09/04/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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)**

**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)**

**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)**

**Agent Comments**



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

**Account - Jellis Craig | P: 03 5222 7325**