Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 2455 - Gardenvale Avenue, Mambourin, 3024

Indicative selling price

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

Single price	$ 369,000	or range between		&

Median sale price

Median price	$ 323,000	Property type	Vacant Land	Suburb	Mambourin
Period - From	1/07/2025	to	30/09/2025	Source	Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 2372 - Pewter Street, Mambourin, 3024	$ 370,000	1/10/2025
2 Lot 2335 - Gardenvale Avenue, Mambourin, 3024	$ 374,000	25/09/2025
3 Lot 2332 - Gardenvale Avenue, Mambourin, 3024	$ 363,000	28/01/2026

This Statement of Information was prepared on: 11 Mar 2026