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 3804 - Annual Court, Mount Duneed, 3217

Indicative selling price

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

Single price	$ 509,900	or range between		&

Median sale price

Median price	$ 309,900	Property type	Vacant Land	Suburb	Mount Duneed
Period - From	1/10/2025	to	31/12/2025	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 5343 - Botany Circuit, Mount Duneed, 3217	$ 509,900	8/12/2025
2 Lot 5320 - Electric Crescent, Mount Duneed, 3217	$ 504,900	20/01/2026
3 Lot 3806 - Annual Court, Mount Duneed, 3217	$ 504,900	30/09/2025

This Statement of Information was prepared on: 18 Mar 2026