Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$870,000 & \$920,000 Median sale price (*Delete house or unit as applicable) Median Price \$720,000 Property type House Suburb Officer Period-from 01 Jul 2024 to 30 Jun 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	Property offered for sal	le					
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Address of comparable property Price Date of sale	A* These are the three	properties sold wit	hin two	kilometres of the	e property for s		
	Address of comparable property					rice	Date of sale

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.

This Statement of Information was prepared on: 02 July 2025



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