

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 SELBY-AURA ROAD MENZIES CREEK VIC 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,040,000

&

\$1,150,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 19 CHURCH ROAD MENZIES CREEK VIC 3159 | \$1,100,000 | 18-Jun-25 |
| 12 WARATAH AVENUE SELBY VIC 3159      | \$1,082,200 | 16-Apr-25 |
| 6 MASKELL STREET SELBY VIC 3159       | \$1,040,000 | 09-May-25 |

OR

**B\*** ~~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: 01 August 2025



**19 CHURCH ROAD MENZIES CREEK VIC 3159** Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **18-Jun-25**  
 Distance **0.5km**

4 3 2



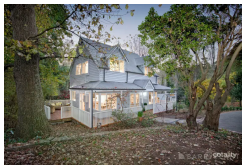
**12 WARATAH AVENUE SELBY VIC 3159** Sold Price **\$1,082,200** Sold Date **16-Apr-25**  
 Distance **3.32km**

4 2 3



**6 MASKELL STREET SELBY VIC 3159** Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **09-May-25**  
 Distance **2.54km**

3 2 7



**6 PINNOCKS ROAD EMERALD VIC 3782** Sold Price **\$1,080,000** Sold Date **13-Jun-25**  
 Distance **3.06km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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