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	10 Mathers Avenue, Launching Place Vic 3139
Including suburb and	· •
postcode	

Indicative selling price

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

Range between \$780,000	&	\$840,000
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Median sale price

Median price	\$752,500	Pro	perty Type	House		Suburb	Launching Place
Period - From	23/07/2024	to	22/07/2025		Source	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	29 Alpine Blvd LAUNCHING PLACE 3139	\$840,000	19/07/2025
2	29 Tarhilla Dr LAUNCHING PLACE 3139	\$755,000	25/03/2025
3	1775 Warburton Hwy WOORI YALLOCK 3139	\$830,000	30/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2025 13:44









Property Type: House Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$840,000 **Median House Price** 23/07/2024 - 22/07/2025: \$752,500

Comparable Properties



29 Alpine Blvd LAUNCHING PLACE 3139 (REI)

Price: \$840,000 Method: Private Sale Date: 19/07/2025 Property Type: House

Land Size: 1287 sqm approx

Agent Comments



29 Tarhilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

Price: \$755,000 Method: Private Sale Date: 25/03/2025 Property Type: House Land Size: 1464 sqm approx

1775 Warburton Hwy WOORI YALLOCK 3139 (REI/VG)

Price: \$830,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 771 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300





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