

# 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

10 Mathers Avenue, Launching Place Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$752,500 Property 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	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 comparable properties 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



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**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)**

**Agent Comments**

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**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 19/07/2025  
**Property Type:** House  
**Land Size:** 1287 sqm approx



**29 Tarrilla Dr LAUNCHING PLACE 3139 (REI/VG)**

**Agent Comments**

 4  2  3

**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)**

**Agent Comments**

 5  3  -

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

**Account - Barry Plant** | P: 03 9735 3300