

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	10 Glendoon Road Junction Village, 3977
---	---

### Indicative selling price

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

Range between	\$580,000 & \$630,000
---------------	-----------------------

### Median sale price

Median price	\$685,500	Property Type	HOUSE	Suburb	JUNCTION VILLAGE
Period - From	01-Jun-2024	to	31-May-2025	Source	realestate.com.au

### 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	45 Spring Road, Junction Village	\$615,315	06-Jun-2025
2	6 Glendoon Road, Junction Village	\$670,000	13-May-2025
3	28 Houlder Avenue, Junction Village	\$638,000	08-May-2025

This statement of information was prepared on 09-Jul-2025 at 5:23:44 PM AEST