

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 AUSTIN PLACE GROVEDALE VIC 3216

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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Grovedale

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 five kilometres of the property for sale in the last 18 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

79 PETHAJOHN PARADE GROVEDALE VIC 3216	\$690,000	25-Jul-24
6 VELOCITY WAY MOUNT DUNEED VIC 3217	\$675,000	16-Jun-25
37 ASPECT ROAD MOUNT DUNEED VIC 3217	\$687,000	08-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 July 2025



79 PETHAJOHN PARADE GROVEDALE VIC 3216

 3  2  2

Sold Price

\$690,000

Sold Date

25-Jul-24

Distance

0.06km



6 VELOCITY WAY MOUNT DUNEED VIC 3217

 3  2  2

Sold Price

^{RS} **\$675,000**

Sold Date

16-Jun-25

Distance

2.72km



37 ASPECT ROAD MOUNT DUNEED VIC 3217

 3  2  2

Sold Price

\$687,000

Sold Date

08-Feb-24

Distance

2.72km

RS = Recent sale

UN = Undisclosed Sale

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