Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | Lot 3811 - Annual Court, Mount Duneed, 3217 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single price | $ 509,900 | or range between | | & |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 309,900 | Property type | Vacant Land | Suburb | Mount Duneed |
| Period - From | 1/10/2025 | to | 31/12/2025 | Source | Oliver Hume |

## 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 Lot 5343 - Botany Circuit, Mount Duneed, 3217 | $ 509,900 | 8/12/2025 |
| 2 Lot 5320 - Electric Crescent, Mount Duneed, 3217 | $ 504,900 | 20/01/2026 |
| 3 Lot 3806 - Annual Court, Mount Duneed, 3217 | $ 504,900 | 30/09/2025 |

This Statement of Information was prepared on: 18 Mar 2026