

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 2345 Dorper Street, Mambourin, VIC 3024

Indicative selling price

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

Single Price \$658,900

Median sale price

Median price \$632,500 Property Type House Suburb Mambourin (3024)

Period - From 01/02/2024 to 01/01/2025 Source www.realestate.com.au

Comparable property sales

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
16 GARDENVALE AVENUE, MAMBOURIN VIC 3024	\$600,000	17/01/2025
10 MINBALUP STREET, MAMBOURIN VIC 3024	\$675,000	13/01/2025
33 GARDENVALE AVENUE, MAMBOURIN VIC 3024	\$687,500	23/10/2024

This Statement of Information was prepared on: 10/02/2025