

## 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

27 SCOTNEY CRESCENT DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Derrimut

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

5 TAUNTON GROVE DERRIMUT VIC 3026	\$681,000	20-Nov-24
14 GROSVENOR CRESCENT DERRIMUT VIC 3026	\$742,500	14-Dec-24
11 ICKWORTH CRESCENT DERRIMUT VIC 3026	\$725,000	19-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 23 April 2025



**5 TAUNTON GROVE DERRIMUT VIC 3026**

Sold Price

**\$681,000**

Sold Date **20-Nov-24**

 3  2  2

Distance **0.3km**



**14 GROSVENOR CRESCENT  
DERRIMUT VIC 3026**

Sold Price

**\$742,500**

Sold Date **14-Dec-24**

 3  2  2

Distance **0.88km**



**11 ICKWORTH CRESCENT  
DERRIMUT VIC 3026**

Sold Price

**\$725,000**

Sold Date **19-Dec-24**

 4  2  2

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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