

# 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 Dorper Street, Mambourin, VIC 3024

### Indicative selling price

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

Price Range

\$296,000

&

\$325,000

### Median sale price

Median price

NA

Property Type

Vacant Land

Suburb

Mambourin (3024)

Period - From

01/02/2024

to

01/01/2025

Source

[www.realesatete.com.au](http://www.realesatete.com.au)

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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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
5 PRODUCE DRIVE, MAMBOURIN VIC 3024	\$336,000	07/02/2025
9 MEREDITH STREET, MAMBOURIN VIC 3024	\$310,000	11/01/2025
46 PANKINA ROAD, MAMBOURIN VIC 3024	\$360,000	22/10/2024

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