

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

90-114 FULTONS ROAD BAXTER VIC 3911

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

\$1,699,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Baxter

Period-from

01 Mar 2024

to

28 Feb 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

839 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

\$1,590,000

07-Mar-25

4 PARZAY COURT LANGWARRIN SOUTH VIC 3911

\$1,700,000

16-Jan-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: 31 March 2025



**839 FRANKSTON-FLINDERS ROAD
SOMERVILLE VIC 3912**

Sold Price

^{RS}

\$1,590,000

Sold Date

07-Mar-25



4



2



8

Distance

1.71km



**4 PARZAY COURT LANGWARRIN
SOUTH VIC 3911**

Sold Price

\$1,700,000

Sold Date

16-Jan-24



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Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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