

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 Including suburb and postcode	1 Ellis Close Sanctuary Lakes, 3030
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Indicative selling price

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

Range between	\$1,390,000 & \$1,450,000
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Median sale price

Median price	\$827,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	01-Jul-2025	to	31-Oct-2025	Source	REA

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	10 Outrigger Court, Sanctuary Lakes, Vic 3030	\$1,555,000	29-Aug-2025
2	7 Celebration Drive, Sanctuary Lakes, Vic 3030	\$1,505,000	25-Jul-2025
3	59 Coastal Promenade, Sanctuary Lakes, Vic 3030	\$1,575,000	22-Aug-2025

This statement of information was prepared on 06-Nov-2025 at 10:59:33 AM AEDT