

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

1 HECTOR CLOSE BITTERN VIC 3918

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Bittern

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

12 HECTOR CLOSE BITTERN VIC 3918	\$1,025,000	11-Dec-25
20 WILSON AVENUE BITTERN VIC 3918	\$1,050,000	17-Oct-25

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.

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12 HECTOR CLOSE BITTERN VIC 3918

Sold Price ^{RS} \$1,025,000 Sold Date 11-Dec-25

4 2 2

Distance 0.1km



20 WILSON AVENUE BITTERN VIC 3918

Sold Price \$1,050,000 Sold Date 17-Oct-25

4 2 2

Distance 0.44km

RS = Recent sale

UN = Undisclosed Sale

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