

## 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 PRODUCE DRIVE MAMBOURIN VIC 3024

### 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

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Commercial

Suburb

Mambourin

Period-from

01 May 2024

to

30 Apr 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 PRODUCE DRIVE MAMBOURIN VIC 3024	\$336,000	17-Jan-25
49 CALLAWAY STREET MAMBOURIN VIC 3024	\$385,000	21-Feb-25
LOT 2033 RANGELAND STREET MAMBOURIN VIC 3024	\$359,000	12-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: 16 May 2025

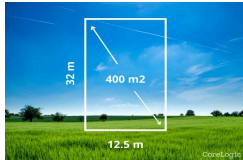


## 5 PRODUCE DRIVE MAMBOURIN VIC 3024

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Sold Price **\$336,000** Sold Date **17-Jan-25**

Distance **0.03km**



## 49 CALLAWAY STREET MAMBOURIN VIC 3024

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Sold Price **\$385,000** Sold Date **21-Feb-25**

Distance **0.95km**



## LOT 2033 RANGELAND STREET MAMBOURIN VIC 3024

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Sold Price **\$359,000** Sold Date **12-Dec-24**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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