

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

106 MOTION DRIVE, MOUNT DUNEED, VIC 3217

Indicative selling price

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

Single price

or range between

\$639,000

&

\$679,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

MOUNT DUNEED

Period - From

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 ARISTOTLE STREET MOUNT DUNEED VIC 3217	\$655,000	30-Jan-25
15 ARISTOTLE STREET MOUNT DUNEED VIC 3217	\$686,500	13-Feb-24
30 ARMSTRONG BOULEVARD MOUNT DUNEED VIC 3217	\$690,000	06-Dec-24

This Statement of Information was prepared on:

16/06/2025