

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

106 SUNSET BOULEVARD JACANA VIC 3047

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

\$690,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

House

Suburb

Jacana

Period-from

01 Sep 2024

to

31 Aug 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

103 SUNSET BOULEVARD JACANA VIC 3047	\$738,000	05-Jul-25
22 BAMBURGH STREET JACANA VIC 3047	\$706,000	02-Aug-25
13 LANDY ROAD JACANA VIC 3047	\$730,000	07-Jul-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.~~

This Statement of Information was prepared on: 02 September 2025


**103 SUNSET BOULEVARD JACANA
VIC 3047**

Sold Price

^{RS}
\$738,000

Sold Date

05-Jul-25


Distance

0.21km

**22 BAMBURGH STREET JACANA
VIC 3047**

Sold Price

^{RS}
\$706,000

Sold Date

02-Aug-25


Distance

0.43km

**13 LANDY ROAD JACANA VIC
3047**

Sold Price

\$730,000

Sold Date

07-Jul-25


Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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