

# 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

11 Scenic Drive, Launching Place Vic 3139

### Indicative selling price

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

Range between

\$680,000

&

\$730,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Launching Place

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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 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	19 Greenwood Dr LAUNCHING PLACE 3139	\$690,000	03/02/2025
2	31 Dean Cr LAUNCHING PLACE 3139	\$705,000	20/01/2025
3	2 Carroll St LAUNCHING PLACE 3139	\$730,000	31/10/2024

**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 six months.~~

This Statement of Information was prepared on:

08/04/2025 12:50

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**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
Year ending March 2025: \$800,000



**Property Type:**  
Agent Comments

## Comparable Properties



**19 Greenwood Dr LAUNCHING PLACE 3139 (REI/VG)** Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** House  
**Land Size:** 836 sqm approx



**31 Dean Cr LAUNCHING PLACE 3139 (REI/VG)** Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 20/01/2025  
**Property Type:** House  
**Land Size:** 840 sqm approx



**2 Carroll St LAUNCHING PLACE 3139 (REI/VG)** Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** House  
**Land Size:** 1672 sqm approx