Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 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 \$2,600,000 & \$2,800,000 Median sale price (*Delete house or unit as applicable) Median Price \$941,250 Property type House Suburb Pearcedale Period-from 01 Jun 2024 to 31 May 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$2,600,000 & \$2,800,000 Median sale price (*Delete house or unit as applicable) Median Price \$941,250 Property type House Suburb Pearcedale Period-from 01 Jun 2024 to 31 May 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.	Including suburb and	1150 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912						
Median sale price (*Delete house or unit as applicable) Median Price \$941,250 Property type House Suburb Pearcedale Period-from 01 Jun 2024 to 31 May 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.	•	e see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	or range a	is applicable)
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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.	Median Price	\$941,250	\$941,250 Property type Hou				Suburb	Pearcedale
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.	Period-from	01 Jun 2024	to	to 31 May 2025 So			Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to					the pro	operty for sa	ale.
OR								

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: 03 June 2025



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