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								
1 1 P	450 March 11 Oc. 11 Charles 1 Other 200 0705							

postcode

Including suburb and |159 Monbulk-Seville Road, Silvan, VIC 3795

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,275,000 \$1,360,000

Median sale price

Median price	\$1,072,500		Property Type House		е	Suburb	Silvan (3795)
Period - From	01/10/2024	to	30/09/2025	Source	REIV		

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were В sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: | 24/10/2025

