

## 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

16 DRUM STREET MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Mambourin

Period-from

01 May 2024

to

30 Apr 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

8 YANG ROAD MAMBOURIN VIC 3024	\$980,000	15-Nov-24
5 STUDENT COURT MAMBOURIN VIC 3024	\$910,000	10-Aug-24
10 YANG ROAD MAMBOURIN VIC 3024	\$900,000	14-Feb-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 May 2025



**8 YANG ROAD MAMBOURIN VIC 3024**

4 2 2

Sold Price

**\$980,000**

Sold Date **15-Nov-24**

Distance **1.6km**



**5 STUDENT COURT MAMBOURIN VIC 3024**

4 2 -

Sold Price

**\$910,000**

Sold Date **10-Aug-24**

Distance **1.67km**



**10 YANG ROAD MAMBOURIN VIC 3024**

4 2 2

Sold Price

**\$900,000**

Sold Date **14-Feb-25**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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