

Statement of Information

Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

18 Walker Street, The Basin.

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

\$820,000

&

\$890,000

Median sale price

Median price

\$879000

Property type

House

Suburb

The Basin

May 26

to

July 26

Source

R P Data

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 9 View Road, The Basin	\$870,000	25/06/2026
2 1448 Mountain Highway, The Basin	\$830,000	31/03/2026
3 1375 Mountain Highway, The Basin	\$820,000	19/04/2026

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: 29/07/2026