

## 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

Lot 1803 - Maggie Crescent, Mambourin, 3024

### Indicative selling price

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

Single price \$ 317,000

or range between

&

### Median sale price

Median price \$ 340,000

Property type Vacant Land

Suburb Mambourin

Period - From 1/10/2024

to

31/12/2024

Source

Oliver Hume

### Comparable property sales

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:

31 Mar 2025