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	1a Carter Street, Launching Place Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$860,000
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Median sale price

Median price	\$801,500	Pro	perty Type	House		Suburb	Launching Place
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	10 Mathers Av LAUNCHING PLACE 3139	\$841,531	04/08/2025
2	29 Alpine Blvd LAUNCHING PLACE 3139	\$840,000	11/07/2025
3	17 Scenic Dr LAUNCHING PLACE 3139	\$850,000	24/06/2025

OR

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

This Statement of Information was prepared on:	10/09/2025 10:34

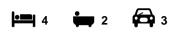




David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$790,000 - \$860,000 Median House Price Year ending June 2025: \$801,500





Rooms: 6

Property Type: House **Land Size:** 1873 sqm approx

Agent Comments

Comparable Properties



10 Mathers Av LAUNCHING PLACE 3139 (REI)

4

2

Agent Comments

Price: \$841,531 Method: Private Sale Date: 04/08/2025 Property Type: House Land Size: 835 sqm approx



29 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)

1





2

Agent Comments

Price: \$840,000 **Method:** Private Sale **Date:** 11/07/2025

Date: 11/07/2025 **Property Type:** House (Res)

Property Type: House (Res) Land Size: 1287 sqm approx



17 Scenic Dr LAUNCHING PLACE 3139 (REI)

3

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6

Price: \$850,000
Method: Private Sale
Date: 24/06/2025
Property Type: House

Land Size: 2201 sqm approx

Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



