## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	2 PEPPERMINT PLACE BITTERN VIC 3918						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.a	au/underquoting (	*Delete singl	e price	e or range a	s applicable)
Single Price			or range between	*/ 11111111111		&	\$2,200,000
Median sale price (*Delete house or unit as applicable)							
Median Price	\$860,000 Property type		House		Suburb	Bittern	
Period-from	01 Aug 2024	to 31 Jul 2025 S			ource	Cotality	
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to Address of comparable property						operty for sa	
OR							

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: 30 August 2025



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