

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	Lot 2171 - Windfred Drive, Mambourin, 3024
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$ 284,000	or range between		&	
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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

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 Lot 2156 - Nadeen Road, Mambourin, 3024	\$ 300,000	18/02/2025
2 Lot 2152 - Nadeen Road, Mambourin, 3024	\$ 300,000	16/01/2025
3 Lot 1744 - Plane Avenue, Mambourin, 3024	\$ 304,000	16/12/2024

This Statement of Information was prepared on:

31 Mar 2025