

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
Including suburb and
postcode

22 SELBY-AURA ROAD MENZIES CREEK VIC 3159

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

\$1,040,000

&

\$1,150,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 6 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

19 CHURCH ROAD MENZIES CREEK VIC 3159	\$1,100,000	18-Jun-25
12 WARATAH AVENUE SELBY VIC 3159	\$1,082,200	16-Apr-25
6 MASKELL STREET SELBY VIC 3159	\$1,040,000	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 01 August 2025



19 CHURCH ROAD MENZIES CREEK VIC 3159 Sold Price ^{RS} **\$1,100,000** Sold Date **18-Jun-25**
Distance **0.5km**

4 3 2



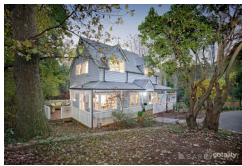
12 WARATAH AVENUE SELBY VIC 3159 Sold Price **\$1,082,200** Sold Date **16-Apr-25**
Distance **3.32km**

4 2 3



6 MASKELL STREET SELBY VIC 3159 Sold Price ^{RS} **\$1,040,000** Sold Date **09-May-25**
Distance **2.54km**

3 2 7



6 PINNOCKS ROAD EMERALD VIC 3782 Sold Price **\$1,080,000** Sold Date **13-Jun-25**
Distance **3.06km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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