

## 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

23 MERVYN WAY MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Mambourin

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

8 PORTRAIT STREET MAMBOURIN VIC 3024	\$740,000	16-Aug-24
13 GARDENVALE AVENUE MAMBOURIN VIC 3024	\$749,900	20-Jan-25
7 NORTHAM STREET MAMBOURIN VIC 3024	\$740,000	13-Jun-24

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: 12 February 2025



## 8 PORTRAIT STREET MAMBOURIN VIC 3024

 4  2  2

Sold Price

**\$740,000**

Sold Date

**16-Aug-24**

Distance

**0.68km**



## 13 GARDENVALE AVENUE MAMBOURIN VIC 3024

 4  2  2

Sold Price

<sup>RS</sup> **\$749,900** <sup>UN</sup>

Sold Date

**20-Jan-25**

Distance

**1km**



## 7 NORTHAM STREET MAMBOURIN VIC 3024

 4  2  2

Sold Price

**\$740,000**

Sold Date

**13-Jun-24**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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