

## 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 SHOAL CIRCUIT MAMBOURIN VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Mambourin

Period-from

01 Dec 2024

to

30 Nov 2025

Source

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 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

18 SUPERIOR STREET MANOR LAKES VIC 3024	\$474,000	18-Jun-25
15 COURSE STREET MAMBOURIN VIC 3024	\$440,000	28-Oct-25
LOT 27033 RENWICK CRESCENT MAMBOURIN VIC 3024	\$424,000	20-Aug-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: 08 December 2025

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**18 SUPERIOR STREET MANOR  
LAKES VIC 3024**

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Sold Price **\$474,000** Sold Date **18-Jun-25**

Distance **1.85km**

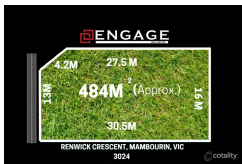


**15 COURSE STREET MAMBOURIN  
VIC 3024**

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Sold Price <sup>RS</sup> **\$440,000** Sold Date **28-Oct-25**

Distance **0km**



**LOT 27033 RENWICK CRESCENT  
MAMBOURIN VIC 3024**

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Sold Price <sup>RS</sup> **\$424,000** Sold Date **20-Aug-25**

Distance **1.43km**

RS = Recent sale      UN = Undisclosed Sale

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