

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

24 MEADOW CRESCENT BADGER CREEK VIC 3777

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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Badger Creek

Period-from

01 Aug 2024

to

31 Jul 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

8 MEADOW CRESCENT BADGER CREEK VIC 3777	\$685,000	28-Mar-25
211 BADGER CREEK ROAD BADGER CREEK VIC 3777	\$725,000	25-Feb-25
469 DON ROAD BADGER CREEK VIC 3777	\$830,000	27-Feb-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

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8 MEADOW CRESCENT BADGER CREEK VIC 3777

3 1 4

Sold Price

\$685,000

Sold Date

28-Mar-25

Distance

0.13km



211 BADGER CREEK ROAD BADGER CREEK VIC 3777

3 2 1

Sold Price

\$725,000

Sold Date

25-Feb-25

Distance

0.38km



469 DON ROAD BADGER CREEK VIC 3777

3 2 2

Sold Price

\$830,000

Sold Date

27-Feb-25

Distance

0.84km



12 ROMA AVENUE BADGER CREEK VIC 3777

3 1 2

Sold Price

^{RS} **\$726,000**

Sold Date

28-Jun-25

Distance

0.93km



27 HANNOVER ROAD BADGER CREEK VIC 3777

3 1 -

Sold Price

^{RS} **\$720,000**

Sold Date

18-Jul-25

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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