

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 MILLER ROAD THE BASIN VIC 3154

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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

The Basin

Period-from

01 Jul 2025

to

30 Jun 2026

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

1375 MOUNTAIN HIGHWAY THE BASIN VIC 3154	\$795,000	19-Apr-26
13 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	-	02-Jul-26
332 COLCHESTER ROAD BAYSWATER NORTH VIC 3153	\$870,000	28-Apr-26

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: 28 July 2026



1375 MOUNTAIN HIGHWAY THE BASIN VIC 3154

Sold Price

\$795,000

Sold Date

19-Apr-26

3

2

-

Distance

1.72km



13 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153

Sold Price

RS

UN

-

Sold Date

02-Jul-26

3

2

1

Distance

2.2km



332 COLCHESTER ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$870,000

Sold Date

28-Apr-26

3

2

3

Distance

2.2km

RS = Recent sale
 UN = Undisclosed Sale

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