

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 KILLARNEY AVENUE GROVEDALE VIC 3216

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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Grovedale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

178 BAILEY STREET GROVEDALE VIC 3216	\$635,000	25-Mar-25
11 DOOLIN CLOSE GROVEDALE VIC 3216	\$650,000	28-May-24
20 DREWS ROAD MARSHALL VIC 3216	\$605,000	05-Nov-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 July 2025

**178 BAILEY STREET GROVEDALE
VIC 3216**

Sold Price

\$635,000

Sold Date

25-Mar-25

3

2

1

Distance

0.85km**11 DOOLIN CLOSE GROVEDALE VIC
3216**

Sold Price

\$650,000

Sold Date

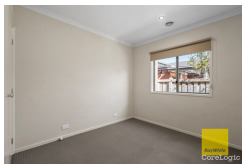
28-May-24

3

2

2

Distance

0.19km**20 DREWS ROAD MARSHALL VIC
3216**

Sold Price

\$605,000

Sold Date

05-Nov-24

3

2

2

Distance

0.64km**RS** = Recent sale**UN** = Undisclosed Sale

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