

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

26 THRUMS ROAD MAMBOURIN VIC 3024

Indicative selling price

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

Single Price

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mambourin

Period-from

01 May 2024

to

30 Apr 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

20 THRUMS ROAD MAMBOURIN VIC 3024	\$285,000	17-Jun-24
63 SHILLINGS ROAD MAMBOURIN VIC 3024	\$320,000	29-Apr-24
15 SHRUBS ROAD MAMBOURIN VIC 3024	\$310,000	24-Apr-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: 30 May 2025



20 THRUMS ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$285,000

Sold Date

17-Jun-24

Distance

0.04km



63 SHILLINGS ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$320,000

Sold Date

29-Apr-24

Distance

0.8km



15 SHRUBS ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$310,000

Sold Date

24-Apr-24

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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