

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 27048 - Tribe Street, Mambourin, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	376,000	or range between		&	
--------------	----	---------	------------------	--	---	--

Median sale price

Median price	\$	-	Property type	Townhouse	Suburb	#VALUE!
Period - From	0/01/1900	to	0/01/1900	Source	#VALUE!	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 2008 - Pettigrew Street, Mambourin, 3024	\$ 385,000	18/02/2025
2 Lot 2114 - Winfred Drive, Mambourin, 3024	\$ 355,000	1/04/2025
3 Lot 4353 - Penstar Street, Wyndham Vale, 3024	\$ 418,000	24/03/2025

This Statement of Information was prepared on:

10 Jun 2025