

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 27075 - Produce Drive, Mambourin, 3024

Indicative selling price

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

Single price	\$ 343,000	or range between		&	
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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 2048 - Twain Road, Mambourin, 3024	\$ 353,000	8/01/2025
2 Lot 4349 - Happiness Way, Wyndham Vale, 3024	\$ 378,000	11/03/2025
3 Lot 9202 - Empress Street, Wyndham Vale, 3024	\$ 398,000	4/04/2025

This Statement of Information was prepared on:

10 Jun 2025