

## 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

28 CALLISTEMON CLOSE JUNORTOUN VIC 3551

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Junortoun

Period-from

01 Jun 2024

to

31 May 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

105 TROTting TERRACE JUNORTOUN VIC 3551	\$735,000	03-Apr-24
82 BENNETTS ROAD JUNORTOUN VIC 3551	\$742,000	26-Jun-24
490 TANNERY LANE STRATHFIELD SAYE VIC 3551	\$730,000	08-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.

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**105 TROTTING TERRACE  
JUNORTOUN VIC 3551**

3 2 4

Sold Price **\$735,000** Sold Date **03-Apr-24**

Distance **2.32km**



**82 BENNETTS ROAD JUNORTOUN  
VIC 3551**

4 2 3

Sold Price **\$742,000** Sold Date **26-Jun-24**

Distance **2.3km**



**490 TANNERY LANE  
STRATHFIELDSAY VIC 3551**

4 2 2

Sold Price **\$730,000** Sold Date **08-Nov-24**

Distance **4.12km**

RS = Recent sale

UN = Undisclosed Sale

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