Statement of Information Single residential property located in the Melbourne metropolitan area

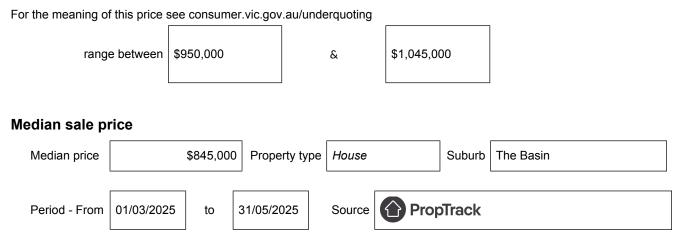
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

29 Stuart Street, The Basin, Vic 3154

Indicative selling price



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 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
37B Timewell Crescent, Boronia, VIC 3155	\$1,010,000	07/05/2025
57 Mount View Road, Boronia, VIC 3155	\$950,000	12/03/2025
69A Mount View Road, Boronia, VIC 3155	\$950,000	01/06/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10/06/2025

