## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıle						
Address Including suburb and postcode	30 HANNOVE	R ROA	D BADGE	R CF	REEK VIC 3777		
Indicative selling price For the meaning of this price		c.gov.aı	u/underquot	ing (*I	Delete single pric	e or range	as applicable)
Single Price			or rang betwee		\$690,000	&	\$720,000
<b>Median sale price</b> (*Delete house or unit as ap	pplicable)						
Median Price	\$640,000	Prop	erty type		House	Suburb	Badger Creek
Period-from	01 Nov 2024	to	31 Oct 2	025	Source	***************************************	Cotality

## 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	
26 HANNOVER ROAD BADGER CREEK VIC 3777	\$862,500	17-Jul-25	
27 HANNOVER ROAD BADGER CREEK VIC 3777	\$720,000	04-Jul-25	
1 ROSANNA COURT BADGER CREEK VIC 3777	\$740,000	26-Jun-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: 05 November 2025

