

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

31 MERULA DRIVE MAMBOURIN VIC 3024

Indicative selling price

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

Single Price

or range
between

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mambourin

Period-from

01 Sep 2024

to

31 Aug 2025

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

44 CHANCELLOR AVENUE WERRIBEE VIC 3030	\$661,000	31-Jul-25
405 BLACK FOREST ROAD WERRIBEE VIC 3030	\$660,500	08-Jun-25
24 ABBEYGATE DRIVE WERRIBEE VIC 3030	\$680,000	22-Jul-25

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: 08 September 2025



**44 CHANCELLOR AVENUE
WERRIBEE VIC 3030**

 4  2  2

Sold Price

^{RS}

\$661,000

Sold Date

31-Jul-25

Distance

0.53km



**405 BLACK FOREST ROAD
WERRIBEE VIC 3030**

 4  2  2

Sold Price

\$660,500

Sold Date

08-Jun-25

Distance

0.62km



**24 ABBEYGATE DRIVE WERRIBEE
VIC 3030**

 4  2  2

Sold Price

\$680,000

Sold Date

22-Jul-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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