

## 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

35 PEMBROKE CRESCENT DERRIMUT VIC 3026

### 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

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

18 PEVERIL AVENUE DERRIMUT VIC 3026	\$800,000	05-Oct-24
33 LINCOLN DRIVE DERRIMUT VIC 3026	\$800,000	01-Feb-25
29 BOLTON VIEW DERRIMUT VIC 3026	\$835,000	14-Feb-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: 12 March 2025

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**18 PEVERIL AVENUE DERRIMUT  
VIC 3026**

 4  2  2

Sold Price

**\$800,000**

Sold Date **05-Oct-24**

Distance **0.26km**



**33 LINCOLN DRIVE DERRIMUT VIC  
3026**

 4  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **01-Feb-25**

Distance **1.73km**



**29 BOLTON VIEW DERRIMUT VIC  
3026**

 4  2  2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date **14-Feb-25**

Distance **1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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