

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

4 HATCHER PLACE EUMEMMERRING VIC 3177

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

\$679,999

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Nov 2024

to

31 Oct 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

61 KANOOKA GROVE DOVETON VIC 3177	\$675,000	31-Jul-25
2/36 POWER ROAD DOVETON VIC 3177	\$705,000	16-Jun-25
1/4 YOUNG ROAD HALLAM VIC 3803	\$700,000	15-Sep-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: 27 November 2025



61 KANOOKA GROVE DOVETON VIC 3177

4 3 1

Sold Price

\$675,000

Sold Date

31-Jul-25

Distance

1.12km



2/36 POWER ROAD DOVETON VIC 3177

4 2 -

Sold Price

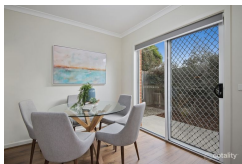
^{RS} **\$705,000**

Sold Date

16-Jun-25

Distance

0km



1/4 YOUNG ROAD HALLAM VIC 3803

4 2 2

Sold Price

\$700,000

Sold Date

15-Sep-25

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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