

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4 Mitchell Court Marengo VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$1,600,000

Median sale price

Median price

\$1,270,000

Property type

HOUSE

Suburb

Marengo VIC 3233

Period - From

24.02.2025

to

24.02.2026

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1. 9 Panorama Crescent Marengo	\$1,270,000	17.06.2025
2. 16 Newcombe Street Marengo	\$1,200,000	24.02.2025
3. 4 Galbraith Way Marengo	\$1,550,000	29.07.2025

This Statement of Information was prepared on: 24.02.2026