

## 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

42 MAGGIE CRESCENT MAMBOURIN VIC 3024

### 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Mambourin

Period-from

01 Jun 2024

to

31 May 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

2 COPAL STREET MAMBOURIN VIC 3024	\$580,000	17-Mar-25
16 GARDENVALE AVENUE MAMBOURIN VIC 3024	\$600,000	07-Jan-25
35 GENERATION CRESCENT MAMBOURIN VIC 3024	\$590,000	16-Apr-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: 20 June 2025



## 2 COPAL STREET MAMBOURIN VIC 3024

Sold Price

**\$580,000**

Sold Date

**17-Mar-25**



4



2



2

Distance

**0.98km**



## 16 GARDENVALE AVENUE MAMBOURIN VIC 3024

Sold Price

**\$600,000**

Sold Date

**07-Jan-25**



4



2



2

Distance

**0.32km**



## 35 GENERATION CRESCENT MAMBOURIN VIC 3024

Sold Price

**\$590,000**

Sold Date

**16-Apr-25**



4



2



2

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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