

## 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

47 RANGELAND STREET MAMBOURIN VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Mambourin

Period-from

01 Dec 2024

to

30 Nov 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

1 BRUSHTAIL STREET MAMBOURIN VIC 3024	\$659,000	18-Jun-25
28 PALMDALE CRESCENT MAMBOURIN VIC 3024	\$645,000	25-Sep-25
12 ADELONG STREET WERRIBEE VIC 3030	\$630,000	09-Oct-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: 15 December 2025


**1 BRUSHTAIL STREET MAMBOURIN VIC 3024**
 4  2  2

Sold Price

**\$659,000**

Sold Date

**18-Jun-25**

Distance

**0km**

**28 PALMDALE CRESCENT MAMBOURIN VIC 3024**
 4  2  2

Sold Price

**\$645,000**

Sold Date

**25-Sep-25**

Distance

**1.04km**

**12 ADELONG STREET WERRIBEE VIC 3030**
 4  2  2

Sold Price

**\$630,000**

Sold Date

**09-Oct-25**

Distance

**1.43km**

**19 BENSON DRIVE WERRIBEE VIC 3030**
 4  2  2

Sold Price

**\$600,000**

Sold Date

**13-Sep-25**

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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