Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	475 Don Road, Badger Creek Vic 3777
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000	&	\$750,000
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Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Badger Creek
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	30 Roma Av BADGER CREEK 3777	\$775,000	11/10/2025
2	27 Hannover Rd BADGER CREEK 3777	\$720,000	18/07/2025
3	12 Roma Av BADGER CREEK 3777	\$726,000	28/06/2025

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 six months.

This Statement of Information was prepared on:	25/11/2025 16:43



Date of sale







Property Type: House (Res) Land Size: 656 sqm approx **Agent Comments**

Indicative Selling Price \$720,000 - \$750,000 **Median House Price** Year ending September 2025: \$685,000

Comparable Properties



30 Roma Av BADGER CREEK 3777 (REI)

Price: \$775,000 Method: Private Sale Date: 11/10/2025 Property Type: House Land Size: 684 sqm approx **Agent Comments**



27 Hannover Rd BADGER CREEK 3777 (REI/VG)

3

Agent Comments

Price: \$720,000 Method: Private Sale Date: 18/07/2025 Property Type: House Land Size: 896 sqm approx



12 Roma Av BADGER CREEK 3777 (REI/VG)

Price: \$726,000 Method: Private Sale Date: 28/06/2025 Property Type: House Land Size: 656 sqm approx **Agent Comments**

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