

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

5/23 MYERS ROAD BITTERN VIC 3918

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Bittern

Period-from

01 Oct 2024

to

30 Sep 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

1/27 SUDHOLZ STREET BITTERN VIC 3918	\$634,500	28-Apr-25
3/49 MYERS ROAD BITTERN VIC 3918	\$550,000	22-Aug-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 October 2025



**1/27 SUDHOLZ STREET BITTERN
VIC 3918**

 2  2  1

Sold Price

\$634,500

Sold Date

28-Apr-25

Distance

0.45km



**3/49 MYERS ROAD BITTERN VIC
3918**

 2  2  1

Sold Price

\$550,000

Sold Date

22-Aug-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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