

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 SHERBROOKE ROAD, SHERBROOKE, VIC 3789
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Indicative selling price

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

Price Range:	\$2,300,000 to \$2,500,000
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Median sale price

Median price	\$1,504,500	Property type	House	Suburb	SHERBROOKE
Period	01 July 2025 to 30 September 2025		Source		

Comparable property sales

The estate agent or agents 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:	22/10/2025
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