### Statement of Information

Property offered for sale

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address Including suburb and postcode	64 WEBSTER STREET MORTLAKE VIC 3272
Indicative selling price	e see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range

between

## Median sale price

(\*Delete house or unit as applicable)

Single Price

Median Price	\$350,000	Prop	erty type	Н	ouse	Suburb	Mortlake
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### Comparable property sales (\*Delete A or B below as applicable)

\$355,000

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
94 KERR STREET MORTLAKE VIC 3272	\$365,000	13-Aug-24	
34 TOWNSEND STREET MORTLAKE VIC 3272	\$420,000	19-Nov-24	
45 HYLAND STREET MORTLAKE VIC 3272	\$420,000	27-Aug-25	

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 October 2025





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94 KERR STREET MORTLAKE VIC Sold Price 3272

**\$365,000** Sold Date **13-Aug-24** 

Distance

0.11km



**34 TOWNSEND STREET MORTLAKE VIC 3272** 

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二 3

Sold Price

\$420,000 Sold Date 19-Nov-24

Distance

0.45km



45 HYLAND STREET MORTLAKE VIC 3272

⇔ 2

Sold Price

Sold Date 27-Aug-25

Distance

0.55km

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RS = Recent sale

UN = Undisclosed Sale

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