

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

7 PACIFIC DRIVE BALNARRING VIC 3926

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,306,250

Property type

House

Suburb

Balnarring

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

9 JOHNSON STREET BALNARRING VIC 3926	\$960,000	01-Jul-25
23 PACIFIC DRIVE BALNARRING VIC 3926	\$1,190,000	30-Apr-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: 22 October 2025



9 JOHNSON STREET BALNARRING VIC 3926

 3  1  2

Sold Price

\$960,000

Sold Date

01-Jul-25

Distance

0.3km



23 PACIFIC DRIVE BALNARRING VIC 3926

 5  2  2

Sold Price

\$1,190,000

Sold Date

30-Apr-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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