

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode  
7 SALENTO STREET MOUNT DUNED VIC 3217

### 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  \$420,000 &  \$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$362,000 Property type  Land Suburb  Mount Duned  
Period-from  01 Dec 2024 to  30 Nov 2025 Source  Cotality

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

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
21 WILLIAMS ROAD MOUNT DUNED VIC 3217	\$420,000	30-Sep-25
214 WILDERNESS DRIVE MOUNT DUNED VIC 3217	\$440,000	08-Sep-25
14 VOYAGE STREET MOUNT DUNED VIC 3217	\$419,900	17-Sep-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.

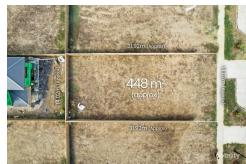
This Statement of Information was prepared on: 17 December 2025



Property Reports

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**21 WILLIAMS ROAD MOUNT  
DUNEED VIC 3217**



Sold Price

**\$420,000** Sold Date **30-Sep-25**

Distance **0.26km**



**214 WILDERNESS DRIVE MOUNT  
DUNEED VIC 3217**



Sold Price

**\$440,000** Sold Date **08-Sep-25**

Distance **0.54km**



**14 VOYAGE STREET MOUNT  
DUNEED VIC 3217**



Sold Price

**\$419,900** Sold Date **17-Sep-25**

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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