

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 SHRUBS ROAD MAMBOURIN VIC 3024

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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Mambourin

Period-from

01 Nov 2024

to

31 Oct 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

64 WINFRED DRIVE MAMBOURIN VIC 3024

\$680,000

09-Sep-25

22 INGALLS ROAD MAMBOURIN VIC 3024

\$675,000

18-Sep-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: 05 November 2025



64 WINFRED DRIVE MAMBOURIN VIC 3024

4 2 2

Sold Price

\$680,000

Sold Date **09-Sep-25**

Distance **1.51km**



22 INGALLS ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price

^{RS} **\$675,000**

Sold Date **18-Sep-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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