

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 THE CLOSE SCORESBY VIC 3179

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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$997,500

Property type

House

Suburb

Scoresby

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

66 ARNOLD DRIVE SCORESBY VIC 3179	\$1,220,000	30-Aug-25
50 GEORGE STREET SCORESBY VIC 3179	\$1,170,000	08-Aug-25
1615 FERNTREE GULLY ROAD KNOXFIELD VIC 3180	\$1,150,000	09-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: 14 October 2025



66 ARNOLD DRIVE SCORESBY VIC 3179

Sold Price

\$1,220,000

Sold Date

30-Aug-25

4

2

2

Distance

0.28km



50 GEORGE STREET SCORESBY VIC 3179

Sold Price

^{RS}\$1,170,000

Sold Date

08-Aug-25

4

2

2

Distance

0.9km



1615 FERNTREE GULLY ROAD KNOXFIELD VIC 3180

Sold Price

^{RS}\$1,150,000

Sold Date

09-Sep-25

4

2

2

Distance

1.81km



94 WALLACE ROAD WANTIRNA SOUTH VIC 3152

Sold Price

\$1,200,000

Sold Date

05-Aug-25

4

2

2

Distance

1.82km



2/26 DAVID STREET KNOXFIELD VIC 3180

Sold Price

\$1,195,000

Sold Date

07-Jul-25

4

2

4

Distance

1.85km

RS = Recent sale UN = Undisclosed Sale

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