

## 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

8 INVERNESS AVENUE THE BASIN VIC 3154

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$859,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,250

Property type

House

Suburb

The Basin

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

23 TOORAK AVENUE THE BASIN VIC 3154	\$818,500	26-Feb-25
39 INVERNESS AVENUE THE BASIN VIC 3154	\$825,000	08-May-25
8 ROSS AVENUE THE BASIN VIC 3154	\$860,000	01-May-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: 25 June 2025


**23 TOORAK AVENUE THE BASIN  
VIC 3154**
 3  2  2

Sold Price

**\$818,500**

Sold Date **26-Feb-25**

Distance **0.37km**

**39 INVERNESS AVENUE THE  
BASIN VIC 3154**
 3  1  1

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date **08-May-25**

Distance **0.31km**

**8 ROSS AVENUE THE BASIN VIC  
3154**
 3  2  2

Sold Price

**\$860,000**

Sold Date **01-May-25**

Distance **0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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