Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е					
Address Including suburb and postcode	8 SUNSET STRIP SILVAN VIC 3795					
Indicative selling price						
For the meaning of this price	e see consumer.vi	c.gov.a	u/underquoting (Delete single price	e or range as	s applicable)
Single Price			or range between	\$760,000	&	\$830,000
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$835,000	Property type		House	Suburb	Silvan
Period-from	01 Oct 2024	Oct 2024 to 30 Sep 2025			Cotality	
Comparable property s A* These are the three estate agent or agent	roperties sold wit	hin two	kilometres of the	property for sale		
Address of comparable property) [Date of sale
OR				'	,	

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: 21 October 2025



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