

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

84 GENERATION CRESCENT 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mambourin

Period-from

01 Aug 2024

to

31 Jul 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

49 CALLAWAY STREET MAMBOURIN VIC 3024

\$385,000

21-Feb-25

11 MOGGS ROAD MAMBOURIN VIC 3024

\$355,000

30-Jun-25

66 WINFRED DRIVE MAMBOURIN VIC 3024

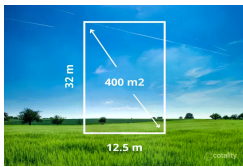
\$355,000

01-Apr-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: 21 August 2025



49 CALLAWAY STREET

MAMBOURIN VIC 3024

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Sold Price

\$385,000

Sold Date

21-Feb-25

Distance

0.63km



11 MOGGS ROAD MAMBOURIN VIC

3024

4

4

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Sold Price

\$355,000

Sold Date

30-Jun-25

Distance

0.9km



66 WINFRED DRIVE MAMBOURIN

VIC 3024

-

-

-

Sold Price

Sold Date

01-Apr-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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