

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

9 Cairncroft Avenue, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$830,000

Median sale price

Median price \$801,500 Property Type House Suburb Launching Place

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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
1	76 Braeside Dr LAUNCHING PLACE 3139	\$790,000	11/09/2025
2	10 Mathers Av LAUNCHING PLACE 3139	\$841,531	04/08/2025
3	29 Alpine Blvd LAUNCHING PLACE 3139	\$840,000	11/07/2025

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 six months.~~

This Statement of Information was prepared on:

01/10/2025 09:07

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Indicative Selling Price

\$780,000 - \$830,000

Median House Price

Year ending June 2025: \$801,500



3 1 1

Property Type: House

Land Size: 1574 sqm approx

Agent Comments

Comparable Properties



76 Braeside Dr LAUNCHING PLACE 3139 (REI)

Agent Comments

4 2 3

Price: \$790,000

Method: Private Sale

Date: 11/09/2025

Property Type: House

Land Size: 2041 sqm approx



10 Mathers Av LAUNCHING PLACE 3139 (REI)

Agent Comments

4 2 2

Price: \$841,531

Method: Private Sale

Date: 04/08/2025

Property Type: House

Land Size: 835 sqm approx



29 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

4 2 2

Price: \$840,000

Method: Private Sale

Date: 11/07/2025

Property Type: House (Res)

Land Size: 1287 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807