

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address	Lot 27080 - Frew Road, Mambourin, 3024
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$	323,000	or range between		&	
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### Median sale price

Median price	\$	-	Property type	Townhouse	Suburb	#VALUE!
Period - From	0/01/1900	to	0/01/1900	Source	#VALUE!	

### Comparable property sales

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 Lot 2112 - Winfred Drive, Mambourin, 3024	\$ 328,000	5/03/2025
2 Lot 1744 - Plane Avenue, Mambourin, 3024	\$ 304,000	16/12/2024
3 Lot 2028 - Tolken Drive, Mambourin, 3024	\$ 282,000	10/04/2025

This Statement of Information was prepared on:

10 Jun 2025