Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	11 Danaher A	Av, Waurn Ponds Vic 3216
Including suburb or		
locality and postcode		

Indicative selling price

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

Median sale price

Median price	\$785,000	Pro	perty Type	House		Suburb	Waurn Ponds
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	33 Malbec Loop WAURN PONDS 3216	\$935,000	10/02/2025
2	21 Bourbon Way WAURN PONDS 3216	\$900,000	17/12/2024
3	18 Platina Av WAURN PONDS 3216	\$951,000	17/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/05/2025 11:03
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Property Type: Land Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price \$920,000 - \$990,000 **Median House Price** Year ending March 2025: \$785,000

Comparable Properties



33 Malbec Loop WAURN PONDS 3216 (REI/VG)







Agent Comments

Price: \$935,000 Method: Private Sale Date: 10/02/2025 Property Type: House Land Size: 648 sqm approx



21 Bourbon Way WAURN PONDS 3216 (REI/VG)





Agent Comments

Price: \$900,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 674 sqm approx



18 Platina Av WAURN PONDS 3216 (REI/VG)





Agent Comments

Price: \$951,000 Method: Private Sale Date: 17/09/2024 Property Type: House Land Size: 720 sqm approx

Account - Fletchers | P: 03 5258 2833





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