

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
Including suburb and
postcode

11 Flourish Drive, Mount Duneed VIC 3217

Indicative selling price

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

Range between

\$1,045,000

&

\$1,145,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Mount Duneed

Period - From

25/11/2025

to

24/05/2026

Source

Cotality™

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
50 Freedom Drive Mount Duneed VIC 3217	\$1,080,000	14/01/2026
56 Armstrong Boulevard Mount Duneed VIC 3217	\$1,155,000	29/01/2026
21 Conquest Street Mount Duneed VIC 3217	\$1,065,000	05/12/2025

This Statement of Information was prepared on:

25/05/2026