

## 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

1444 MOUNTAIN HIGHWAY, THE BASIN, VIC 3154

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

Price Range: \$665,000 to \$695,000

**Median sale price**Median price \$900,500 Property type *House* Suburb THE BASINPeriod - From 01/07/2025 to 30/06/2026 Source **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) 8 BERESFORD DR, BORONIA, VIC 3155  | \$670,000 | 21/05/2026   |
| 2) 22 MERCIA AVE, THE BASIN, VIC 3154 | \$735,000 | 02/04/2026   |

This Statement of Information was prepared on: 16/07/2026