

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

16 NORMAN STREET THE BASIN VIC 3154

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

The Basin

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

6 OLD FOREST ROAD THE BASIN VIC 3154	\$798,000	11-Feb-25
1448 MOUNTAIN HIGHWAY THE BASIN VIC 3154	\$800,000	31-Mar-26
64 MOUNT VIEW ROAD BORONIA VIC 3155	\$800,000	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 08 April 2026



6 OLD FOREST ROAD THE BASIN VIC 3154

3 2 5

Sold Price

\$798,000

Sold Date

11-Feb-25

Distance

0.59km



1448 MOUNTAIN HIGHWAY THE BASIN VIC 3154

4 2 1

Sold Price

^{RS} **\$800,000**

Sold Date

31-Mar-26

Distance

1.21km



64 MOUNT VIEW ROAD BORONIA VIC 3155

2 1 1

Sold Price

Sold Date

18-Nov-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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