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	2/25 BANKSIA GROVE TULLAMARINE VIC 3043

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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	Unit	Suburb	Tullamarine
Period-from	01 Mar 2025	to	28 Feb 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
2/167 MELROSE DRIVE TULLAMARINE VIC 3043	$700,000	31-Oct-25
2/23 CAROL GROVE TULLAMARINE VIC 3043	$735,000	22-Sep-25
2/4 BIRCH AVENUE TULLAMARINE VIC 3043	$750,000	23-Feb-26

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.~~

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2/167 MELROSE DRIVE TULLAMARINE VIC 3043

3 2 1

Sold Price RS **$700,000** UN Sold Date **31-Oct-25**

Distance **0.25km**

2/23 CAROL GROVE TULLAMARINE VIC 3043

3 2 1

Sold Price **$735,000** Sold Date **22-Sep-25**

Distance **0.11km**

2/4 BIRCH AVENUE TULLAMARINE VIC 3043

3 2 2

Sold Price RS **$750,000** Sold Date **23-Feb-26**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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