

# 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

24 Sunset Boulevard, Jacana Vic 3047

### Indicative selling price

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

Range between \$460,000 & \$500,000

### Median sale price

Median price \$630,000 Property Type House Suburb Jacana

Period - From 01/04/2026 to 30/06/2026 Source REIV

### 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 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 | 18 Lichfield Av JACANA 3047    | \$444,000 | 25/07/2026   |
| 2 | 5 Emu Pde JACANA 3047          | \$592,000 | 22/06/2026   |
| 3 | 23a Robinson St JACANA 3047    | \$617,000 | 11/04/2026   |

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 six months.~~

This Statement of Information was prepared on:

04/09/2026 08:42

24 Sunset Boulevard, Jacana Vic 3047



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**Indicative Selling Price**  
\$460,000 - \$500,000  
**Median House Price**  
June quarter 2026: \$630,000



3   1   1

**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**18 Lichfield Av JACANA 3047 (REI)**

**Agent Comments**

2   1   1

**Price:** \$444,000  
**Method:** Auction Sale  
**Date:** 25/07/2026  
**Property Type:** House (Res)  
**Land Size:** 255 sqm approx



**5 Emu Pde JACANA 3047 (REI)**

**Agent Comments**

3   1   3

**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 22/06/2026  
**Property Type:** House



**23a Robinson St JACANA 3047 (REI)**

**Agent Comments**

2   1   2

**Price:** \$617,000  
**Method:** Auction Sale  
**Date:** 11/04/2026  
**Property Type:** House (Res)  
**Land Size:** 318 sqm approx

**Account - Peter Leahy Real Estate** | P: 03 9350 5588 | F: 03 9350 6688



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