

## 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

29 FOX COURT JACANA VIC 3047

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Jacana

Period-from

01 Aug 2025

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 22 HALES CRESCENT JACANA VIC 3047 | \$702,500 | 09-May-26 |
| 39 BLIBURG STREET JACANA VIC 3047 | \$685,000 | 14-Apr-26 |
| 2 GAVIN STREET JACANA VIC 3047    | \$680,000 | 11-Apr-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.~~

This Statement of Information was prepared on: 05 August 2026



**22 HALES CRESCENT JACANA VIC 3047** Sold Price **\$702,500** Sold Date **09-May-26**  
 Distance **0.33km**

 5  3  3



**39 BLIBURG STREET JACANA VIC 3047** Sold Price **\$685,000** Sold Date **14-Apr-26**  
 Distance **0.38km**

 3  1  2



**2 GAVIN STREET JACANA VIC 3047** Sold Price **\$680,000** Sold Date **11-Apr-26**  
 Distance **0.55km**

 3  2  2

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

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