

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

3 DRYSDALE COURT SCORESBY VIC 3179

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Scoresby

Period-from

01 Sep 2025

to

31 Aug 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

8 RUBENS COURT SCORESBY VIC 3179	\$1,113,000	01-Jun-26
3 RAPHAEL COURT SCORESBY VIC 3179	\$1,088,800	03-Apr-26
27 SHEPPARD DRIVE SCORESBY VIC 3179	\$1,028,000	07-Jul-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: 12 September 2026



8 RUBENS COURT SCORESBY VIC 3179

Sold Price

\$1,113,000

Sold Date

01-Jun-26

4

2

4

Distance

0.12km



3 RAPHAEL COURT SCORESBY VIC 3179

Sold Price

\$1,088,800

Sold Date

03-Apr-26

4

2

4

Distance

0.3km



27 SHEPPARD DRIVE SCORESBY VIC 3179

Sold Price

^{RS} **\$1,028,000**

Sold Date

07-Jul-26

4

1

6

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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