

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

32b Michele Drive, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$802,000

Property Type Unit

Suburb Scoresby

Period - From 01/01/2025

to

31/12/2025

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.~~

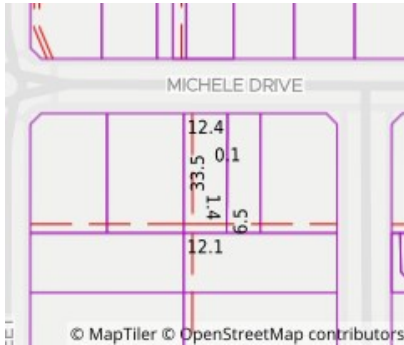
	Address of comparable property	Price	Date of sale
1	61 Verdant St WANTIRNA SOUTH 3152	\$1,250,000	16/03/2026
2	14 Viewmont St WANTIRNA SOUTH 3152	\$1,240,000	02/02/2026
3			

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:

18/03/2026 12:21



Property Type: Townhouse
(Single)

Land Size: 411 sqm approx

Agent Comments

Comparable Properties



61 Verdant St WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 16/03/2026

Property Type: House



14 Viewmont St WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 280 sqm approx

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.