

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

7 English Avenue, Scoresby Vic 3179

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,016,000

Property Type House

Suburb Scoresby

Period - From 01/07/2025

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	27 Sheppard Dr SCORESBY 3179	\$1,028,000	06/07/2026
2	57 Arnold Dr SCORESBY 3179	\$1,008,800	18/03/2026
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:

13/09/2026 16:03



 4  2  4

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2026: \$1,016,000

Comparable Properties



27 Sheppard Dr SCORESBY 3179 (REI)

Agent Comments

 4  1  6

Price: \$1,028,000

Method: Sold Before Auction

Date: 06/07/2026

Property Type: House (Res)

Land Size: 726 sqm approx



57 Arnold Dr SCORESBY 3179 (REI)

Agent Comments

 3  1  2

Price: \$1,008,800

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House

Land Size: 781 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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481