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	11 NED ROAD MAMBOURIN VIC 3024

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	$690,000	&	$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Other	Suburb	Mambourin
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
12 PERCEVAL PLACE MAMBOURIN VIC 3024	$713,000	29-Aug-26
119 PALMDALE CRESCENT MAMBOURIN VIC 3024	$601,000	14-Aug-26
28 RUTHVEN WAY MAMBOURIN VIC 3024	$650,000	14-Aug-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: 09 September 2026

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12 PERCEVAL PLACE MAMBOURIN VIC 3024

4 2 2

Sold Price RS $713,000 Sold Date 29-Aug-26

Distance 1.36km

119 PALMDALE CRESCENT MAMBOURIN VIC 3024

4 2 2

Sold Price RS $601,000 Sold Date 14-Aug-26

Distance 0.46km

28 RUTHVEN WAY MAMBOURIN VIC 3024

4 2 2

Sold Price RS $650,000 Sold Date 14-Aug-26

Distance 0.88km

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

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