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	5/23 MYERS ROAD BITTERN VIC 3918

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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,500	Property type	Unit	Suburb	Bittern
Period-from	01 Oct 2024	to	30 Sep 2025	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
1/27 SUDHOLZ STREET BITTERN VIC 3918	$634,500	28-Apr-25
3/49 MYERS ROAD BITTERN VIC 3918	$550,000	22-Aug-25

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: 20 October 2025

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1/27 SUDHOLZ STREET BITTERN VIC 3918

2 2 1

Sold Price **$634,500** Sold Date **28-Apr-25**

Distance **0.45km**



3/49 MYERS ROAD BITTERN VIC 3918

2 2 1

Sold Price **$550,000** Sold Date **22-Aug-25**

Distance **0.2km**

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

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