

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

31 Gorman Court, Scarsdale Vic 3351

Indicative selling price

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

Range between

\$995,000

&

\$1,090,000

Median sale price

Median price

\$609,000

Property Type

House

Suburb

Scarsdale

Period - From

01/10/2024

to

30/09/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	172 Sebastopol Smythesdale Rd SMYTHESDALE 3351	\$950,000	16/10/2024
2	39 Gorman Ct SCARSDALE 3351	\$1,180,000	08/08/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

17/11/2025 11:50



4 2 2

Property Type: House
Land Size: 4657 sqm approx
Agent Comments

Indicative Selling Price
\$995,000 - \$1,090,000
Median House Price
Year ending September 2025: \$609,000

Comparable Properties



172 Sebastopol Smythesdale Rd SMYTHESDALE 3351 (REI/VG) Agent Comments

5 3 9

Price: \$950,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 9880 sqm approx



39 Gorman Ct SCARSDALE 3351 (REI/VG) Agent Comments

4 2 4

Price: \$1,180,000
Method: Private Sale
Date: 08/08/2024
Property Type: House (Res)
Land Size: 10600 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.