# 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<br>Including suburb and postcode | 4 Bluegum Drive, Badger Creek, VIC 3777 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Price Range | $700,000 | & | $770,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $710,000 | Property Type | House | Suburb | Badger Creek (3777) |
| Period - From | 01/10/2024 | to | 30/09/2025 | Source | Pricefinder |

## Comparable property sales

**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: 19/12/2025



Quinta Real Estate