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 SHRUBS 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	$649,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Mambourin
Period-from	01 Nov 2024	to	31 Oct 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
64 WINFRED DRIVE MAMBOURIN VIC 3024	$680,000	09-Sep-25
22 INGALLS ROAD MAMBOURIN VIC 3024	$675,000	18-Sep-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.

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Ruben Jabbal
P (03) 9731 7022
M 0467703950
E rjabbal@hockingstuart.com



64 WINFRED DRIVE MAMBOURIN VIC 3024

4 2 2

Sold Price **$680,000** Sold Date **09-Sep-25**

Distance **1.51km**



22 INGALLS ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price RS **$675,000** Sold Date **18-Sep-25**

Distance **0.62km**

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

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