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	4/1 CARNARVON AVENUE THE BASIN VIC 3154

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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$778,500	Property type	Unit	Suburb	The Basin
Period-from	01 Jul 2025	to	30 Jun 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
3/29 HUTTON AVENUE FERNTREE GULLY VIC 3156	$708,000	24-Mar-26
3/2A VERBENA AVENUE THE BASIN VIC 3154	$715,550	30-Apr-26
2/25 ALBERT AVENUE BORONIA VIC 3155	$686,500	21-Feb-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.~~

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3/29 HUTTON AVENUE FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$708,000** Sold Date **24-Mar-26**

Distance **1.67km**



3/2A VERBENA AVENUE THE BASIN VIC 3154

2 1 2

Sold Price RS **$715,550** Sold Date **30-Apr-26**

Distance **0.24km**



2/25 ALBERT AVENUE BORONIA VIC 3155

3 1 1

Sold Price **$686,500** Sold Date **21-Feb-26**

Distance **1.29km**

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

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