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	12 SEFTON STREET 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	$530,000	&	$560,000

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
15 THRUMS ROAD MAMBOURIN VIC 3024	$538,000	23-Aug-25
8 THRUMS ROAD MAMBOURIN VIC 3024	$546,000	17-Jun-25
65 ABBEYGATE DRIVE WERRIBEE VIC 3030	$540,000	31-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: 03 November 2025

OBrien Real Estate

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15 THRUMS ROAD MAMBOURIN VIC 3024

3 2 1

Sold Price **$538,000** Sold Date **23-Aug-25**

Distance **0.17km**



8 THRUMS ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price **$546,000** Sold Date **17-Jun-25**

Distance **0.14km**



65 ABBEYGATE DRIVE WERRIBEE VIC 3030

3 2 2

Sold Price **$540,000** Sold Date **31-Aug-25**

Distance **0.9km**

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

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