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	35 Malbec Loop, Waurn Ponds VIC 3216

Indicative selling price

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

Range between $745,000 & $815,000

Median sale price

Median price $777,500 Property Type House Suburb Waurn Ponds

Period - From 29/11/2024 to 28/05/2025 Source price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Malbec Loop Waurn Ponds VIC	$935,000	06/02/2025
1-3 Platina Avenue Waurn Ponds VIC	$780,000	21/05/2025
11 Tannin Way Waurn Ponds VIC	$775,000	18/03/2025

This Statement of Information was prepared on: 29/05/2025