Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	9 Nevett Court, Grovedale Vic 3216

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $660,500 Property Type House Suburb Grovedale

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	14 Hansen Dr GROVEDALE 3216	$635,000	30/05/2025
2	29 Springhurst Cr GROVEDALE 3216	$648,000	08/05/2025
3	6 Apaloosa Ct BELMONT 3216	$600,000	10/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16/06/2025 10:49

9 Nevett Court, Grovedale Vic 3216



3

Property Type: House (Previously Occupied - Detached)
Land Size: 716 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median House Price
March quarter 2025: $660,500

Comparable Properties



14 Hansen Dr GROVEDALE 3216 (REI)

3 2 4

Price: $635,000
Method: Private Sale
Date: 30/05/2025
Property Type: House

Agent Comments



29 Springhurst Cr GROVEDALE 3216 (REI)

3 1 1

Price: $648,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 938 sqm approx

Agent Comments



6 Apaloosa Ct BELMONT 3216 (REI/VG)

3 2 2

Price: $600,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 722 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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