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<br>Including suburb and postcode | 12/11 Brandon Mews, Grovedale VIC 3216 |

## Indicative selling price

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

Range between $579,000 & $599,000

## Median sale price

Median price $494,500 Property Type Unit Suburb Grovedale

Period - From 09/04/2025 to 08/10/2025 Source Cotality™

## 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 eighteen 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 |
|---|---|---|
| 2/49 Bieske Road Grovedale VIC 3216 | $585,000 | 16/05/2025 |
| 52 Bailey Street Belmont VIC 3216 | $550,000 | 04/09/2025 |
| 25B Olwen Avenue Belmont VIC 3216 | $545,000 | 29/07/2025 |

This Statement of Information was prepared on: 09/10/2025