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 George Street, Scoresby Vic 3179

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $991,000 Property Type House Suburb Scoresby

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Winnifred Cr KNOXFIELD 3180	$1,050,000	03/08/2025
2	4 Taverner Ct SCORESBY 3179	$1,011,000	28/06/2025
3	73 George St SCORESBY 3179	$992,000	13/04/2025

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 six months.~~

This Statement of Information was prepared on: 17/09/2025 10:32

35 George Street, Scoresby Vic 3179

JellisCraig

Patrick Donker
9726 8888
0432 045 346
patrickdonker@jelliscraig.com.au



4 1 4

Property Type: House
Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $991,000

Comparable Properties



18 Winnifred Cr KNOXFIELD 3180 (REI)

3 2 4

Price: $1,050,000
Method: Sold Before Auction
Date: 03/08/2025
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



4 Taverner Ct SCORESBY 3179 (REI/VG)

3 2 2

Price: $1,011,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House
Land Size: 754 sqm approx

Agent Comments



73 George St SCORESBY 3179 (REI/VG)

4 2 2

Price: $992,000
Method: Auction Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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