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	14 Wellman Street, Launching Place Vic 3139

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $801,500 Property Type House Suburb Launching Place

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	8 Jacka St LAUNCHING PLACE 3139	$765,000	02/09/2025
2	10 Mathers Av LAUNCHING PLACE 3139	$841,531	04/08/2025
3	61 Braeside Dr LAUNCHING PLACE 3139	$765,000	04/07/2025

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: 22/09/2025 16:03

14 Wellman Street, Launching Place Vic 3139

Michelle Jones
0411 085 631
mjones@barryplant.com.au



3 1 2

Rooms: 6
Property Type: House
Land Size: 1950 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending June 2025: $801,500

Comparable Properties



8 Jacka St LAUNCHING PLACE 3139 (REI)

3 1 4

Price: $765,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 1623 sqm approx

Agent Comments



10 Mathers Av LAUNCHING PLACE 3139 (REI)

4 2 2

Price: $841,531
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 835 sqm approx

Agent Comments



61 Braeside Dr LAUNCHING PLACE 3139 (REI/VG)

3 1 2

Price: $765,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 1192 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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