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	45 Muscovy Drive, Grovedale VIC 3216

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $680,000 Property Type House Suburb Grovedale

Period - From 14/07/2025 to 13/01/2026 Source Cotality™

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
6 Birrilee Court Grovedale VIC 3216	$720,000	22/08/2025
30 Waratah Place Grovedale VIC 3216	$720,000	15/07/2025
21 Heyers Road Grovedale VIC 3216	$700,000	11/11/2025

This Statement of Information was prepared on: 14/01/2026