

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

38A THE PATCH ROAD THE PATCH VIC 3792

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 6 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

22 SELBY-AURA ROAD MENZIES CREEK VIC 3159	\$1,185,000	15-Aug-25
10 BELGRAVE-FERNY CREEK ROAD FERNY CREEK VIC 3786	\$1,200,000	17-Jun-25
1464 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767	\$1,140,000	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 13 October 2025



22 SELBY-AURA ROAD MENZIES CREEK VIC 3159

3 3 3

Sold Price

^{RS}

\$1,185,000

Sold Date

15-Aug-25

Distance

4.44km



10 BELGRAVE-FERNY CREEK ROAD FERNY CREEK VIC 3786

4 2 2

Sold Price

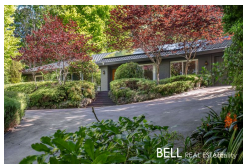
\$1,200,000

Sold Date

17-Jun-25

Distance

4.72km



1464 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767

3 2 2

Sold Price

\$1,140,000

Sold Date

09-May-25

Distance

5.7km

RS = Recent sale

UN = Undisclosed Sale

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