

## 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

29 SKINNER STREET BITTERN VIC 3918

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Bittern

Period-from

01 Dec 2024

to

30 Nov 2025

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 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 20 WILSON AVENUE BITTERN VIC 3918 | \$1,050,000 | 17-Oct-25 |
| 1 WILSON AVENUE BITTERN VIC 3918  | \$1,125,000 | 18-Sep-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: 18 December 2025

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20 WILSON AVENUE BITTERN VIC 3918

Sold Price\$1,050,000

Sold Date17-Oct-25

Distance0.35km

4

2

2



1 WILSON AVENUE BITTERN VIC 3918

Sold Price\$1,125,000

Sold Date18-Sep-25

Distance0.37km

3

2

2

RS = Recent sale

UN = Undisclosed Sale

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