

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

20 PACIFIC DRIVE BALNARRING VIC 3926

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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Balnarring

Period-from

01 Mar 2025

to

28 Feb 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 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

11A AZURE AVENUE BALNARRING VIC 3926	\$1,435,000	17-Oct-25
17 STUMPY GULLY ROAD BALNARRING VIC 3926	\$1,580,000	14-Oct-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.

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Homes And Acreage Real Estate

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**11A AZURE AVENUE BALNARRING
VIC 3926**

4 2 2

Sold Price

\$1,435,000

Sold Date

17-Oct-25

Distance

0.49km



**17 STUMPY GULLY ROAD
BALNARRING VIC 3926**

4 2 3

Sold Price

\$1,580,000

Sold Date

14-Oct-25

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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