

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 244 Aubreys Road, Magpie Vic 3352

Indicative selling price

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

Range between \$990,000 & \$1,070,000

Median sale price

Median price \$787,500 Property Type House Suburb Magpie

Period - From 15/10/2024 to 14/10/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	163 Jones Av MOUNT HELEN 3350	\$1,040,000	25/06/2025
2	115 Aubreys Rd MAGPIE 3352	\$1,050,000	03/10/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 15/10/2025 12:06

 4  1  2

Rooms: 2
Property Type: House
Land Size: 125400 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,070,000
Median House Price
15/10/2024 - 14/10/2025: \$787,500

Comparable Properties



163 Jones Av MOUNT HELEN 3350 (REI)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 40468.60 sqm approx



115 Aubreys Rd MAGPIE 3352 (REI/VG)

Agent Comments

 3  2  5

Price: \$1,050,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 50585.75 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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