

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 2624 - Baxter Street, Mambourin, 3024

Indicative selling price

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

Single price \$ 399,000

or range between

&

Median sale price

Median price \$ 303,000

Property type

Vacant Land

Suburb

Mambourin

Period - From

1/10/2025

to

31/12/2025

Source

Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 2334 - Gardenvale Avenue, Mambourin, 3024	\$ 396,000	15/12/2025
2 Lot 2465 - Prescott Road, Mambourin, 3024	\$ 395,000	27/04/2026
3 Lot 2401 - Twain Road, Mambourin, 3024	\$ 395,000	12/01/2026

This Statement of Information was prepared on:

15 Jun 2026