

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

4/1 CARNARVON AVENUE THE BASIN VIC 3154

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,500

Property type

Unit

Suburb

The Basin

Period-from

01 Jun 2025

to

31 May 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

2/31 ST ELMO AVENUE FERNTREE GULLY VIC 3156	\$750,000	10-Mar-26
3/2A VERBENA AVENUE THE BASIN VIC 3154	\$715,550	30-Apr-26
3/29 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$708,000	24-Mar-26

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: 24 June 2026



**2/31 ST ELMO AVENUE FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price

\$750,000

Sold Date

10-Mar-26

Distance

1.69km



**3/2A VERBENA AVENUE THE
BASIN VIC 3154**

2 1 2

Sold Price

^{RS} **\$715,550**

Sold Date

30-Apr-26

Distance

0.2km



**3/29 HUTTON AVENUE FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price

\$708,000

Sold Date

24-Mar-26

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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