

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

95 Killearn Road, Launching Place Vic 3139

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Launching Place

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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 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	460 Lusatia Park Rd HODDLES CREEK 3139	\$1,900,000	30/10/2025
2	265 Glenview Rd LAUNCHING PLACE 3139	\$1,355,000	28/10/2025
3	105 Gardenhill Rd LAUNCHING PLACE 3139	\$1,700,000	12/10/2025

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 six months.~~

This Statement of Information was prepared on:

20/03/2026 12:17



 4  4  8

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 174021 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

December quarter 2025: \$850,000

Comparable Properties



460 Lusatia Park Rd HODDLES CREEK 3139 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,900,000

Method: Private Sale

Date: 30/10/2025

Property Type: House (Res)

Land Size: 28300 sqm approx



265 Glenview Rd LAUNCHING PLACE 3139 (REI)

Agent Comments

 3  2  7

Price: \$1,355,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 206389.86 sqm approx



105 Gardenhill Rd LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

 5  2  6

Price: \$1,700,000

Method: Private Sale

Date: 12/10/2025

Property Type: House

Land Size: 72843.48 sqm approx