

## 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

41 CALLAWAY STREET MAMBOURIN VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,500

Property type

House

Suburb

Mambourin

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

44 PANKINA ROAD MAMBOURIN VIC 3024	\$760,000	24-Mar-26
26 CAMFIELD CRESCENT MAMBOURIN VIC 3024	\$750,000	21-Jan-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: 26 March 2026



**44 PANKINA ROAD MAMBOURIN  
VIC 3024**

4 2 2

Sold Price

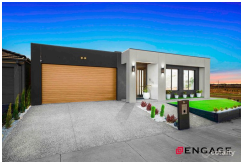
<sup>RS</sup> **\$760,000**

Sold Date

**24-Mar-26**

Distance

**0.75km**



**26 CAMFIELD CRESCENT  
MAMBOURIN VIC 3024**

4 2 2

Sold Price

**\$750,000**

Sold Date

**21-Jan-26**

Distance

**0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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