

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 and
postcode

35 WILLOWBRAE WAY BANNOCKBURN VIC 3331

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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Bannockburn

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 five kilometres of the property for sale in the last 18 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

24 WILLOWBRAE WAY BANNOCKBURN VIC 3331	\$640,000	11-Feb-25
23 ALICE MEWS BANNOCKBURN VIC 3331	\$695,000	14-Nov-25
45 MOREILLON BOULEVARDE BANNOCKBURN VIC 3331	\$700,000	05-Feb-25

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 18 months.~~

This Statement of Information was prepared on: 25 March 2026



**24 WILLOWBRAE WAY
BANNOCKBURN VIC 3331**

 3  2  2

Sold Price **\$640,000** Sold Date **11-Feb-25**

Distance **0.09km**



**23 ALICE MEWS BANNOCKBURN
VIC 3331**

 3  2  2

Sold Price **\$695,000** Sold Date **14-Nov-25**

Distance **0.46km**



**45 MOREILLON BOULEVARDE
BANNOCKBURN VIC 3331**

 3  2  2

Sold Price **\$700,000** Sold Date **05-Feb-25**

Distance **0.7km**



**10 EARL CRESCENT
BANNOCKBURN VIC 3331**

 3  2  2

Sold Price **\$630,000** Sold Date **21-May-25**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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