

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

32 SKENE STREET BIRREGURRA VIC 3242

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

\$840,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Birregurra

Period-from

01 Sep 2025

to

31 Aug 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

23 HOPKINS STREET BIRREGURRA VIC 3242	\$800,000	05-Aug-26
12 MURRELL STREET BIRREGURRA VIC 3242	\$849,000	14-Jan-26
8 PRIME STREET BIRREGURRA VIC 3242	\$920,000	04-Jul-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: 15 September 2026



23 HOPKINS STREET BIRREGURRA VIC 3242 Sold Price ^{RS} **\$800,000** Sold Date **05-Aug-26**
 Distance **0.37km**

 3  2  4



12 MURRELL STREET BIRREGURRA VIC 3242 Sold Price **\$849,000** Sold Date **14-Jan-26**
 Distance **0.55km**

 4  2  2



8 PRIME STREET BIRREGURRA VIC 3242 Sold Price **\$920,000** Sold Date **04-Jul-25**
 Distance **0.42km**

 3  2  6

RS = Recent sale **UN** = Undisclosed Sale

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