

# STATEMENT OF INFORMATION

38 GRAVITY DRIVE, MOUNT DUNED, VIC 3217

PREPARED BY SOPHIE SPOWART, HAYESWINCKLE, OFFICE PHONE: 03 52411488



[ **hayeswinckle** ]

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38 GRAVITY DRIVE, MOUNT DUNEED, VIC**

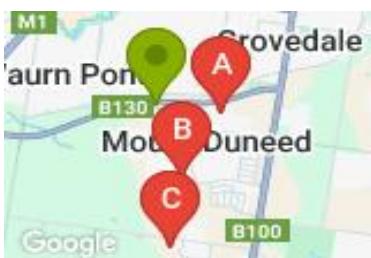
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$780,000 to \$835,000**

Provided by: Sophie Spowart, Hayeswinckle

## MEDIAN SALE PRICE



**MOUNT DUNEED, VIC, 3217**

Suburb Median Sale Price (House)

**\$710,000**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**12 YELLOW GUM WAY, MOUNT DUNEED, VIC**

### Sale Price

**\$800,000**

Sale Date: 11/07/2025

Distance from Property: 850m



**43 ASPECT RD, MOUNT DUNEED, VIC 3217**

### Sale Price

**\$825,000**

Sale Date: 04/09/2025

Distance from Property: 1.1km



**64 MCCUBBIN DR, MOUNT DUNEED, VIC 3217**

### Sale Price

**\$830,000**

Sale Date: 12/09/2025

Distance from Property: 2.1km



This report has been compiled on 09/01/2026 by Hayeswinckle. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

#### Property offered for sale

Address  
Including suburb and  
postcode

38 GRAVITY DRIVE, MOUNT DUNEED, VIC 3217

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$780,000 to \$835,000

#### Median sale price

Median price	<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$710,000</div>	Property type	<div style="border: 1px solid black; padding: 5px; display: inline-block;">House</div>	Suburb	<div style="border: 1px solid black; padding: 5px; display: inline-block;">MOUNT DUNEED</div>
Period	<div style="border: 1px solid black; padding: 5px; display: inline-block;">01 January 2025 to 31 December 2025</div>	Source	<div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;"></div>		

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 YELLOW GUM WAY, MOUNT DUNEED, VIC 3217	\$800,000	11/07/2025
43 ASPECT RD, MOUNT DUNEED, VIC 3217	\$825,000	04/09/2025
64 MCCUBBIN DR, MOUNT DUNEED, VIC 3217	\$830,000	12/09/2025

This Statement of Information was prepared on:

09/01/2026