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	7 WALLABY AVENUE SASSAFRAS VIC 3787

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	$950,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$915,000	Property type	House	Suburb	Sassafras
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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
5 ALICE STREET SASSAFRAS VIC 3787	$1,025,000	30-Jan-25
332 MT DANDENONG TOURIST ROAD SASSAFRAS VIC 3787	$1,085,000	22-Nov-24

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: 18 February 2025

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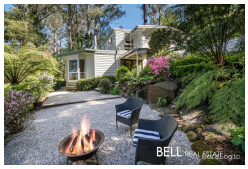


5 ALICE STREET SASSAFRAS VIC 3787

3 2 2

Sold Price RS $1,025,000 Sold Date 30-Jan-25

Distance 0.83km



332 MT DANDENONG TOURIST ROAD SASSAFRAS VIC 3787

4 2 2

Sold Price $1,085,000 Sold Date 22-Nov-24

Distance 0.41km

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

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