

# 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

29 Bluegum Drive, Badger Creek Vic 3777

### Indicative selling price

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

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Badger Creek

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### 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 six 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
1	121 Airlie Rd HEALESVILLE 3777	\$795,000	14/11/2025
2	28 Omonia Dr BADGER CREEK 3777	\$773,400	06/11/2025
3	30 Roma Av BADGER CREEK 3777	\$775,000	11/10/2025

**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 six months.~~

This Statement of Information was prepared on:

12/03/2026 17:10

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**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

Year ending December 2025: \$715,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 691 sqm approx

Agent Comments

## Comparable Properties



**121 Airlie Rd HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$795,000

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** House

**Land Size:** 3538 sqm approx



**28 Omonia Dr BADGER CREEK 3777 (REI/VG)**

Agent Comments



**Price:** \$773,400

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** House

**Land Size:** 1073 sqm approx



**30 Roma Av BADGER CREEK 3777 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 11/10/2025

**Property Type:** House

**Land Size:** 684 sqm approx

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