

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

36 Bluegum Drive, Badger Creek Vic 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Badger Creek

Period - From

01/04/2025

to

31/03/2026

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	21 Omonia Dr BADGER CREEK 3777	\$660,000	01/04/2026
2	185 Badger Creek Rd BADGER CREEK 3777	\$680,000	30/03/2026
3	19 Meadow Cr BADGER CREEK 3777	\$669,000	27/03/2026

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:

29/06/2026 11:13



Property Type:
Divorce/Estate/Family Transfers
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median House Price
Year ending March 2026: \$710,000

Comparable Properties



21 Omonia Dr BADGER CREEK 3777 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 708 sqm approx



185 Badger Creek Rd BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 653 sqm approx



19 Meadow Cr BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$669,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 650 sqm approx