

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

12 LICHFIELD AVENUE JACANA VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

Suburb

Jacana

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

22 HALES CRESCENT JACANA VIC 3047	\$702,500	09-May-26
39 BLIBURG STREET JACANA VIC 3047	\$685,000	22-Apr-26

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: 25 May 2026

**22 HALES CRESCENT JACANA VIC
3047**

Sold Price

RS

\$702,500Sold Date **09-May-26**

5 3 3

Distance **0.19km****39 BLIBURG STREET JACANA VIC
3047**

Sold Price

RS

\$685,000Sold Date **22-Apr-26**

3 1 2

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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