

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

5 SHALLOW STREET MAMBOURIN VIC 3024

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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Mambourin

Period-from

01 Nov 2024

to

31 Oct 2025

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

| | | |
|--------------------------------------|-----------|-----------|
| 16 PANKINA ROAD MAMBOURIN VIC 3024 | \$620,000 | 11-Aug-25 |
| 38 NORTHAM STREET MAMBOURIN VIC 3024 | \$650,000 | 17-Oct-25 |
| 13 NUTTALL STREET MAMBOURIN VIC 3024 | \$635,000 | 01-Oct-25 |

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: 24 November 2025



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**16 PANKINA ROAD MAMBOURIN
VIC 3024**

4 2 2

Sold Price

\$620,000

Sold Date

11-Aug-25

Distance

0.74km



**38 NORTHAM STREET
MAMBOURIN VIC 3024**

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

17-Oct-25

Distance

0.74km



**13 NUTTALL STREET MAMBOURIN
VIC 3024**

4 2 2

Sold Price

\$635,000

Sold Date

01-Oct-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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