

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 KATHLEEN DRIVE BEMM RIVER VIC 3889

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 WATTLE STREET BEMM RIVER VIC 3889	400000	29-Aug-24
15 JILWAIN AVENUE CABBAGE TREE CREEK VIC 3889	410000	07-Jan-25
27 SYDENHAM PARADE BEMM RIVER VIC 3889	560000	09-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 August 2025


**22 WATTLE STREET BEMM RIVER
VIC 3889**

Sold Price

400000 Sold Date **29-Aug-24**
 3  2  1

 Distance **0.32km**

**15 JILWAIN AVENUE CABBAGE
TREE CREEK VIC 3889**

Sold Price

410000 Sold Date **07-Jan-25**
 4  2  2

 Distance **22.31km**

**27 SYDENHAM PARADE BEMM
RIVER VIC 3889**

Sold Price

560000 Sold Date **09-Jan-25**
 3  2  3

 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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