

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

631 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912

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

\$1,490,000

&

\$1,639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Pearcedale

Period-from

01 Aug 2025

to

31 Jul 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

12 HAMILTON COURT PEARCEDALE VIC 3912	\$1,585,000	24-Jul-26
905 ROBINSONS ROAD PEARCEDALE VIC 3912	\$1,633,000	26-Feb-26
107 HIGHFIELD DRIVE LANGWARRIN SOUTH VIC 3911	\$1,535,000	24-Mar-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: 03 August 2026



12 HAMILTON COURT PEARCEDALE VIC 3912

4 2 2

Sold Price ^{RS} **\$1,585,000** Sold Date **24-Jul-26**

Distance **4.68km**



905 ROBINSONS ROAD PEARCEDALE VIC 3912

4 2 2

Sold Price **\$1,633,000** Sold Date **26-Feb-26**

Distance **2.39km**



107 HIGHFIELD DRIVE LANGWARRIN SOUTH VIC 3911

3 1 2

Sold Price **\$1,535,000** Sold Date **24-Mar-26**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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