

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

6 GEZA COURT BAXTER VIC 3911

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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Baxter

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

13 AUSTRAL CRESCENT BAXTER VIC 3911	810000	09-Jan-26
1 CERBERUS ROAD BAXTER VIC 3911	750000	03-Mar-26
5 CRIGHTON COURT BAXTER VIC 3911	760000	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: 17 May 2026



13 AUSTRAL CRESCENT BAXTER VIC 3911

 3  1  1

Sold Price

810000

Sold Date **09-Jan-26**

Distance **0.13km**



1 CERBERUS ROAD BAXTER VIC 3911

 3  1  6

Sold Price

750000

Sold Date **03-Mar-26**

Distance **0.11km**



5 CRIGHTON COURT BAXTER VIC 3911

 3  1  4

Sold Price

^{RS} **760000**

Sold Date **22-Apr-26**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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