

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

63 ELLIMATTA ROAD 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Mambourin

Period-from

01 Jul 2025

to

30 Jun 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

8 PANKINA ROAD MAMBOURIN VIC 3024	\$655,000	20-Apr-26
22 CORANDIRK STREET MAMBOURIN VIC 3024	\$620,000	15-Jun-26
73 BARRABOOL BOULEVARD MAMBOURIN VIC 3024	\$640,000	14-May-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: 28 July 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



8 PANKINA ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$655,000

Sold Date **20-Apr-26**

Distance

0.17km



22 CORANDIRK STREET MAMBOURIN VIC 3024

 4  2  2

Sold Price

^{RS} **\$620,000**

Sold Date **15-Jun-26**

Distance

0.39km



73 BARRABOOL BOULEVARD MAMBOURIN VIC 3024

 4  2  2

Sold Price

\$640,000

Sold Date **14-May-26**

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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