

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

32/1 MAIRBURN ROAD METUNG VIC 3904

Indicative selling price

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

Single Price

\$90,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$196,250

Property type

Unit

Suburb

Metung

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

15/1 MAIRBURN ROAD METUNG VIC 3904	\$106,666	13-Mar-25
22/1 MAIRBURN ROAD METUNG VIC 3904	\$96,000	19-Sep-25
26/1 MAIRBURN ROAD METUNG VIC 3904	\$100,000	25-Aug-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: 23 June 2026


**15/1 MAIRBURN ROAD METUNG
VIC 3904**
 2  1  2

Sold Price

\$106,666

Sold Date

13-Mar-25

Distance

0km

**22/1 MAIRBURN ROAD METUNG
VIC 3904**
 2  1  2

Sold Price

\$96,000

Sold Date

19-Sep-25

Distance

0km

**26/1 MAIRBURN ROAD METUNG
VIC 3904**
 2  1  1

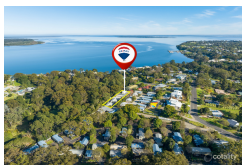
Sold Price

\$100,000

Sold Date

25-Aug-25

Distance

0km

**27/1 MAIRBURN ROAD METUNG
VIC 3904**
 1  6  -

Sold Price

\$95,500

Sold Date

08-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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