

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

| |
|----------------------------------|
| 22C BROLGA GROVE 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 |
|---------------------------------|-----------|--------------|
| 18 CURLEW GROVE METUNG VIC 3904 | \$180,000 | 13-Jun-25 |
| 20 PLOVER GROVE METUNG VIC 3904 | \$220,000 | 21-Jan-25 |
| 7 MAGPIE AVENUE METUNG VIC 3904 | \$210,000 | 13-Apr-26 |

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: 10 June 2026



18 CURLEW GROVE METUNG VIC
3904

Sold Price

\$180,000

Sold Date

13-Jun-25

 -  -  -

Distance

0.11km



20 PLOVER GROVE METUNG VIC
3904

Sold Price

\$220,000

Sold Date

21-Jan-25

 -  -  -

Distance

0.25km



7 MAGPIE AVENUE METUNG VIC
3904

Sold Price

^{RS} \$210,000 ^{UN}

Sold Date

13-Apr-26

 -  -  -

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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