

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

265 GLEN AVON DRIVE BANNOCKBURN VIC 3331

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Bannockburn

Period-from

01 Nov 2024

to

31 Oct 2025

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

33 GILES DRIVE BANNOCKBURN VIC 3331	\$1,300,000	16-Dec-24
16 MASTER WAY BANNOCKBURN VIC 3331	\$1,285,000	27-Nov-24
12 MARAS LANE BANNOCKBURN VIC 3331	\$1,276,500	02-May-24

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: 05 November 2025



**33 GILES DRIVE BANNOCKBURN
VIC 3331**

 4  2  2

Sold Price

\$1,300,000

Sold Date

16-Dec-24

Distance

1.66km



**16 MASTER WAY BANNOCKBURN
VIC 3331**

 4  2  10

Sold Price

\$1,285,000

Sold Date

27-Nov-24

Distance

1.11km



**12 MARAS LANE BANNOCKBURN
VIC 3331**

 4  2  4

Sold Price

\$1,276,500

Sold Date

02-May-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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