

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	7 Operetta Close, Junction Village, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$800,000	&	\$880,000
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Median sale price

Median price	\$670,000	Property Type	House	Suburb	Junction Village (3977)
Period - From	01/07/2024	to	30/06/2025	Source	PropTrack

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 PLATYPUS RISE, BOTANIC RIDGE VIC 3977	\$862,500	27/03/2025
41 NECTAR ROAD, BOTANIC RIDGE VIC 3977	\$875,000	26/02/2025
12 CORAL VINE ROAD, JUNCTION VILLAGE VIC 3977	\$822,500	31/03/2025

This Statement of Information was prepared on: 15/07/2025