

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 2087 Wellington Road, Clematis, VIC 3782

Indicative selling price

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

Price Range

\$680,000

&

\$748,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Clematis (3782)

Period - From

01/02/2025

to

30/04/2025

Source

REIV

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
29 SCHOOL ROAD, MENZIES CREEK VIC 3159	\$710,000	21/02/2025
38 FLORENCE AVENUE, EMERALD VIC 3782	\$745,000	26/03/2025
46 LAWSONS ROAD, EMERALD VIC 3782	\$695,000	04/03/2025

This Statement of Information was prepared on: 16/05/2025