

# 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

34 Nestle Court, Arthurs Seat Vic 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,305,000

Property Type House

Suburb Arthurs Seat

Period - From 22/02/2024

to

21/02/2025

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~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
1	40 Seahaze St ARTHURS SEAT 3936	\$2,480,000	13/01/2025
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/02/2025 11:40



2 2 0

Property Type: House  
Land Size: 1225 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,300,000 - \$2,500,000  
Median House Price  
22/02/2024 - 21/02/2025: \$1,305,000

## Comparable Properties



40 Seahaze St ARTHURS SEAT 3936 (REI)

Agent Comments

5 4 4

Price: \$2,480,000  
Method: Private Sale  
Date: 13/01/2025  
Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.