

## 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

35 PEMBROKE CRESCENT DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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 PEVERIL AVENUE DERRIMUT VIC 3026 | \$800,000 | 05-Oct-24 |
| 33 LINCOLN DRIVE DERRIMUT VIC 3026  | \$800,000 | 01-Feb-25 |
| 29 BOLTON VIEW DERRIMUT VIC 3026    | \$835,000 | 14-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 12 March 2025

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**18 PEVERIL AVENUE DERRIMUT  
VIC 3026**

 4  2  2

Sold Price

**\$800,000**

Sold Date **05-Oct-24**

Distance **0.26km**



**33 LINCOLN DRIVE DERRIMUT VIC  
3026**

 4  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **01-Feb-25**

Distance **1.73km**



**29 BOLTON VIEW DERRIMUT VIC  
3026**

 4  2  2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date **14-Feb-25**

Distance **1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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