

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

6 TWAIN ROAD MAMBOURIN VIC 3024

Indicative selling price

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

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mambourin

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

LOT 27033 RENWICK CRESCENT MAMBOURIN VIC 3024	\$424,000	20-Aug-25
58 HEIDELBERG STREET MAMBOURIN VIC 3024	\$390,000	11-Feb-25
43 HEIDELBERG STREET MAMBOURIN VIC 3024	\$390,000	14-Sep-24

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: 16 September 2025



**LOT 27033 RENWICK CRESCENT
MAMBOURIN VIC 3024**

Sold Price **\$424,000** Sold Date **-**
 Distance **0.45km**

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Lot 835 - 58 Heidelberg St, Mambourin

**58 HEIDELBERG STREET
MAMBOURIN VIC 3024**

Sold Price **\$390,000** Sold Date **11-Feb-25**
 Distance **1.13km**

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  2
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**43 HEIDELBERG STREET
MAMBOURIN VIC 3024**

Sold Price **-** Sold Date **14-Sep-24**
 Distance **1.13km**

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RS = Recent sale UN = Undisclosed Sale

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