

## 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

12 BASIN-OLINDA ROAD THE BASIN VIC 3154

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$928,000

Property type

House

Suburb

The Basin

Period-from

01 Jun 2025

to

31 May 2026

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

14 BASIN-OLINDA ROAD THE BASIN VIC 3154	\$1,135,000	28-Jan-26
5 WICKS ROAD THE BASIN VIC 3154	\$1,200,000	26-Oct-25
26 CONYERS STREET THE BASIN VIC 3154	\$1,010,000	07-Feb-26

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: 01 June 2026


**14 BASIN-OLINDA ROAD THE BASIN VIC 3154**
 3  2  3

 Sold Price **\$1,135,000** Sold Date **28-Jan-26**

 Distance **0.04km**

**5 WICKS ROAD THE BASIN VIC 3154**
 3  2  2

 Sold Price **\$1,200,000** Sold Date **26-Oct-25**

 Distance **0.35km**

**26 CONYERS STREET THE BASIN VIC 3154**
 5  2  6

 Sold Price **\$1,010,000** Sold Date **07-Feb-26**

 Distance **0.42km**

**9 AUGUSTA ROAD THE BASIN VIC 3154**
 5  2  4

 Sold Price **\$1,505,000** Sold Date **07-Dec-25**

 Distance **0.38km**

**1 CLEVE AVENUE THE BASIN VIC 3154**
 4  2  4

 Sold Price <sup>RS</sup> **\$1,370,000** Sold Date **10-Apr-26**

 Distance **0.49km**

**14 VERBENA AVENUE THE BASIN VIC 3154**
 3  3  2

 Sold Price **\$1,180,000** Sold Date **16-Dec-25**

 Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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**2 FRANCES STREET THE BASIN  
VIC 3154**

🛏️ 4 🚿 3 🚗 2

Sold Price **\$1,200,000** Sold Date **16-Jan-26**Distance **0.79km****30 ACADEMY DRIVE THE BASIN  
VIC 3154**

🛏️ 4 🚿 2 🚗 2

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **03-May-26**Distance **0.81km****RS** = Recent sale**UN** = Undisclosed Sale

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