

## 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

78 GENERATION CRESCENT MAMBOURIN VIC 3024

### 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

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Mambourin

Period-from

01 May 2025

to

30 Apr 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

8 PANKINA ROAD MAMBOURIN VIC 3024	\$655,000	30-Apr-26
5 FLOW STREET MAMBOURIN VIC 3024	\$659,000	10-Mar-26
8 TEXEL ROAD MAMBOURIN VIC 3024	\$637,000	22-May-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: 29 May 2026



**Real Estate**

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**8 PANKINA ROAD MAMBOURIN VIC 3024**

4 2 2

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date **30-Apr-26**

Distance **0.55km**



**5 FLOW STREET MAMBOURIN VIC 3024**

4 2 2

Sold Price

**\$659,000**

Sold Date **10-Mar-26**

Distance **0.91km**



**8 TEXEL ROAD MAMBOURIN VIC 3024**

5 2 2

Sold Price

<sup>RS</sup> **\$637,000**

Sold Date **22-May-26**

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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