

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 GRAND JUNCTION DRIVE MINERS REST VIC 3352

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Miners Rest

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 five kilometres of the property for sale in the last 18 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

9 OSBORNE COURT MINERS REST VIC 3352	\$750,000	23-Apr-26
4 AQUIVER TERRACE MINERS REST VIC 3352	\$735,000	25-Nov-25
63 NORMLYTTLE PARADE MINERS REST VIC 3352	\$720,000	20-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**9 OSBORNE COURT MINERS REST
VIC 3352**

4 2 3

Sold Price

^{RS}

\$750,000

Sold Date

23-Apr-26

Distance

0.83km



**4 AQUIVER TERRACE MINERS
REST VIC 3352**

4 2 2

Sold Price

\$735,000

Sold Date

25-Nov-25

Distance

0.67km



**63 NORMLYTTLE PARADE MINERS
REST VIC 3352**

3 2 2

Sold Price

\$720,000

Sold Date

20-Mar-26

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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