

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

21 SCOULLER STREET BIRREGURRA VIC 3242

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

\$1,020,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,500

Property type

House

Suburb

Birregurra

Period-from

01 Mar 2025

to

28 Feb 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

14 JENNER STREET BIRREGURRA VIC 3242	\$1,100,000	13-Dec-24
8 DUNLOPS ROAD BIRREGURRA VIC 3242	\$1,075,000	11-Apr-25
19 SCOULLER STREET BIRREGURRA VIC 3242	\$920,000	23-Apr-25

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.~~

This Statement of Information was prepared on: 10 March 2026


**14 JENNER STREET BIRREGURRA
VIC 3242**
 4  2  2

Sold Price

\$1,100,000

Sold Date

13-Dec-24

Distance

0.82km

**8 DUNLOPS ROAD BIRREGURRA
VIC 3242**
 4  2  2

Sold Price

\$1,075,000

Sold Date

11-Apr-25

Distance

0.97km

**19 SCOLLER STREET
BIRREGURRA VIC 3242**
 3  2  4

Sold Price

\$920,000

Sold Date

23-Apr-25

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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