

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

House offered for sale

Address
Including suburb and
postcode

19 BIRCH AVENUE TULLAMARINE VIC 3043 &
21 BIRCH AVENUE TULLAMARINE VIC 3043

Indicative selling price

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

House type or class		Lower price		Higher price
19 BIRCH AVENUE TULLAMARINE VIC 3043	range between	\$* 850,000	&	\$ 910,000
21 BIRCH AVENUE TULLAMARINE VIC 3043	range between	\$* 950,000	&	\$1,030,000

Additional entries may be included or attached as required.

Suburb house median sale price

Median price \$ 802,500

Suburb TULLAMARINE

Period - From 01/10/2025 To 31/03/2026

Source PRICE FINDER

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

	Address of comparable properties	Price	Date of sale
19 BIRCH AVENUE TULLAMARINE	1. 18 BIRCH AVENUE TULLAMARINE	\$ 907,000	25/04/2026
	2. 8 GORDON STREET TULLAMARINE	\$ 860,000	28/03/2026
	3. 25 EUMARELLA STREET TULLAMARINE	\$ 850,000	13/02/2026

	Address of comparable properties	Price	Date of sale
21 BIRCH AVENUE TULLAMARINE	1. 3 BANKSIA GROVE TULLAMARINE	\$ 1,015,000	09/12/2025
	2. 18 BIRCH AVENUE TULLAMARINE	\$ 907,000	25/04/2026
	3. 36 BROADMEADOWS ROAD TULLAMARINE	\$ 930,000	11/04/2026