

# 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

45 Arcadia Avenue, 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)

range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$893,500

Property type

House

Suburb

The Basin

Period - From

01/02/2026

to

30/04/2026

Source



PropTrack

### 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 six 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
38 Mont Albert Road, Ferntree Gully, VIC 3156	\$1,170,000	21/03/2026
9 Petersfield Court, Boronia, VIC 3155	\$1,131,000	14/02/2026
14 Basin-olinda Road, The Basin, VIC 3154	\$1,135,000	28/01/2026

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 six months.~~

This Statement of Information was prepared on: 20/05/2026