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	8 Jacka Street, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $670,000 & $715,000

Median sale price

Median price $801,500 Property Type House Suburb Launching Place

Period - From 01/07/2024 to 30/06/2025 Source REIV

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
1	2125 Warburton Hwy LAUNCHING PLACE 3139	$720,000	18/06/2025
2	8 Ridge Ct LAUNCHING PLACE 3139	$681,000	05/06/2025
3	11 Scenic Dr LAUNCHING PLACE 3139	$692,500	26/05/2025

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: 28/08/2025 11:33

8 Jacka Street, Launching Place Vic 3139



Property Type: House (Previously Occupied - Detached)
Land Size: 1623 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $715,000
Median House Price
Year ending June 2025: $801,500

Comparable Properties



2125 Warburton Hwy LAUNCHING PLACE 3139 (REI)

2 | 1 | 1

Price: $720,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 1257 sqm approx

Agent Comments



8 Ridge Ct LAUNCHING PLACE 3139 (REI/VG)

2 | 1 | 7

Price: $681,000
Method: Private Sale
Date: 05/06/2025
Property Type: House
Land Size: 974 sqm approx

Agent Comments



11 Scenic Dr LAUNCHING PLACE 3139 (REI/VG)

3 | 1 | 2

Price: $692,500
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 2480 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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