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<br>Including suburb and postcode | 9 Alpine Boulevard, Launching Place Vic 3139 |

## Indicative selling price

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

Range between $790,000 & $865,000

## 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 | 10 Mathers Av LAUNCHING PLACE 3139 | $841,531 | 04/08/2025 |
| 2 | 29 Alpine Blvd LAUNCHING PLACE 3139 | $840,000 | 11/07/2025 |
| 3 | 17 Scenic Dr LAUNCHING PLACE 3139 | $850,000 | 24/06/2025 |

**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: 23/09/2025 19:59

# 9 Alpine Boulevard, Launching Place Vic 3139

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**Property Type:**
Agent Comments

**Indicative Selling Price**
$790,000 - $865,000
**Median House Price**
Year ending June 2025: $801,500

## Comparable Properties



**10 Mathers Av LAUNCHING PLACE 3139 (REI)**

4 2 2

Agent Comments

**Price:** $841,531
**Method:** Private Sale
**Date:** 04/08/2025
**Property Type:** House
**Land Size:** 835 sqm approx



**29 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)**

4 2 2

Agent Comments

**Price:** $840,000
**Method:** Private Sale
**Date:** 11/07/2025
**Property Type:** House (Res)
**Land Size:** 1287 sqm approx



**17 Scenic Dr LAUNCHING PLACE 3139 (REI)**

3 2 6

Agent Comments

**Price:** $850,000
**Method:** Private Sale
**Date:** 24/06/2025
**Property Type:** House
**Land Size:** 2201 sqm approx



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