

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 40 Cairncroft Avenue, Launching Place Vic 3139

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$790,000 Property Type House Suburb Launching Place

Period - From 14/05/2025 to 13/05/2026 Source Property Data

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	38 Alpine Blvd LAUNCHING PLACE 3139	\$720,000	25/02/2026
2	18 Dean Cr LAUNCHING PLACE 3139	\$750,000	24/02/2026
3	52 Cairncroft Av LAUNCHING PLACE 3139	\$764,000	28/11/2025

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: 14/05/2026 10:40



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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

14/05/2025 - 13/05/2026: \$790,000



Property Type: House (Res)

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



38 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 25/02/2026

Property Type: House (Res)

Land Size: 1031 sqm approx



18 Dean Cr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 836 sqm approx



52 Cairncroft Av LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$764,000

Method: Private Sale

Date: 28/11/2025

Property Type: House

Land Size: 2085 sqm approx

Account - Barry Plant | P: 03 9735 3300



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