

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

5/66 BLANCHE STREET ARDEER VIC 3022

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Ardeer

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

3/67 SUSPENSION STREET ARDEER VIC 3022	\$585,000	29-Dec-25
2/16 CHELSEY STREET ARDEER VIC 3022	\$650,000	17-Feb-26
62 ESMOND STREET ARDEER VIC 3022	\$660,000	10-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 18 March 2026

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**3/67 SUSPENSION STREET
ARDEER VIC 3022**

 2  1  1

Sold Price

\$585,000

Sold Date **29-Dec-25**

Distance **0.45km**



**2/16 CHELSEY STREET ARDEER
VIC 3022**

 3  2  1

Sold Price

^{RS} **\$650,000**

Sold Date **17-Feb-26**

Distance **0.39km**



**62 ESMOND STREET ARDEER VIC
3022**

 3  1  1

Sold Price

\$660,000

Sold Date **10-Dec-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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