Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Lot 105, 72 GOLF COURSE ROAD EUROA VIC 3666

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$375,000	~~or range~~ between		&

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$493,000	Property type	Farm	Suburb	Euroa
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These arethe threepropertiessoldwithinfivekilometresof theproperty for sale in the last 18 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

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 June 2026