

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 104 - Hams Road, Waurm Ponds, 3216

Indicative selling price

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

Single price \$ 650,000 or range between &

Median sale price

Median price \$ 425,000 Property type Vacant Land Suburb Waurm Ponds

Period - From 1/07/2025 to 30/09/2025 Source Oliver Hume

Comparable property sales

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: 20 Jan 2026