

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 105 - 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