

## 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 107 - Hams Road, Waurm Ponds, 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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