

## 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 109 - Banrock Court, Waurn 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 \$ 466,000 or range between  &

### Median sale price

Median price \$ 425,000 Property type  Suburb  Waurn Ponds

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

### Comparable property sales

These are the three properties sold within five kilometres of the property 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
1 Lot 5324 - Electric Crescent, Mount Duneed, 3217	\$ 464,900	17/10/2025
2 Lot 3505 - Voyage Street, Mount Duneed, 3217	\$ 464,900	14/10/2025
3 Lot 5902 - Compass Way, Mount Duneed, 3217	\$ 467,900	9/02/2025

This Statement of Information was prepared on:

20 Jan 2026