

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 118 - Banrock Court, Waurn Ponds, 3216

Indicative selling price

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

Single price \$ 470,000 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 3507 - Voyage Street, Mount Duneed, 3217	\$ 469,900	11/06/2025
2 Lot 5322 - Electric Crescent, Mount Duneed, 3217	\$ 474,900	25/09/2025
3 Lot 5324 - Electric Crescent, Mount Duneed, 3217	\$ 464,900	17/10/2025

This Statement of Information was prepared on:

20 Jan 2026