

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

29 Parker Road, Silvan Vic 3795

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,247,000

Property Type

House

Suburb

Silvan

Period - From

01/01/2024

to

31/12/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	5 Reservoir Rd MONBULK 3793	\$1,140,000	28/06/2024
2	393 Monbulk Rd MONBULK 3793	\$1,109,000	31/05/2024
3	25 Old Emerald Rd MONBULK 3793	\$1,100,000	28/12/2023

**OR**

~~**B\*** 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:

05/03/2025 12:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending December 2024: \$1,247,000

## Comparable Properties



**5 Reservoir Rd MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 28/06/2024  
**Property Type:** House  
**Land Size:** 2837 sqm approx



**393 Monbulk Rd MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$1,109,000  
**Method:** Private Sale  
**Date:** 31/05/2024  
**Property Type:** House  
**Land Size:** 2319 sqm approx

**25 Old Emerald Rd MONBULK 3793 (VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 28/12/2023  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4133 sqm approx