

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

11 Suburban Avenue, Invermay Park Vic 3350

Indicative selling price

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

Range between

\$495,000

&

\$525,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Invermay Park

Period - From

05/12/2024

to

04/12/2025

Source

Property Data

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	816 Doveton St.N SOLDIERS HILL 3350	\$515,000	30/10/2025
2	712 Norman St INVERMAY PARK 3350	\$510,000	17/09/2025
3	20 Paling St BALLARAT NORTH 3350	\$540,000	04/09/2025

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:

05/12/2025 16:02



 3  1  1

Property Type: House
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$525,000
Median House Price
05/12/2024 - 04/12/2025: \$665,000

Comparable Properties



816 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 2  1  2

Price: \$515,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 469 sqm approx



712 Norman St INVERMAY PARK 3350 (REI)

Agent Comments

 4  2  2

Price: \$510,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 686 sqm approx



20 Paling St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

 3  1  6

Price: \$540,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 995 sqm approx