

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 and
postcode

12 RICEFLOWER ROAD BANNOCKBURN VIC 3331

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

Land

Suburb

Bannockburn

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

18 RICEFLOWER ROAD BANNOCKBURN VIC 3331	\$355,000	15-Jul-25
94 DARDEL DRIVE BANNOCKBURN VIC 3331	\$399,000	08-May-25
139 MCPHILLIPS ROAD BANNOCKBURN VIC 3331	\$350,000	16-Jan-25

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: 08 October 2025



**18 RICEFLOWER ROAD
 BANNOCKBURN VIC 3331**



Sold Price **\$355,000** Sold Date **15-Jul-25**

Distance **0km**



**94 DARDEL DRIVE
 BANNOCKBURN VIC 3331**



Sold Price **\$399,000** Sold Date **08-May-25**

Distance **0.92km**



**139 MCPHILLIPS ROAD
 BANNOCKBURN VIC 3331**



Sold Price **\$350,000** Sold Date **16-Jan-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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