



**Delaney**  
Livestock and Property



## STATEMENT OF INFORMATION

120 CHANNEL ROAD, SILVAN, VIC 3795

PREPARED BY RICHARD TAYLOR, ELDERS REAL ESTATE DELANEY GROUP

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**120 CHANNEL ROAD, SILVAN, VIC 3795**



**Indicative Selling Price**

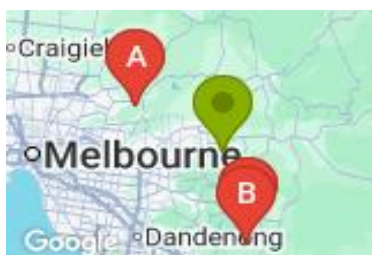
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

**\$1,150,000 to \$1,250,000**

Provided by: Richard Taylor, Elders Real Estate Delaney Group

## MEDIAN SALE PRICE



**SILVAN, VIC, 3795**

**Suburb Median Sale Price (Vacant Land)**

**\$465,001**

01 July 2024 to 30 June 2025

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**61 RESEARCH-WARRANDYTE RD, NORTH**



**Sale Price**

**\$1,100,000**

Sale Date: 06/03/2025

Distance from Property: 21km



**31 WALFORD RD, BEACONSFIELD UPPER, VIC**



**Sale Price**

**\*\*\$750,000**

Sale Date: 01/05/2025

Distance from Property: 21km



**111 DOWNEY RD, DEWHURST, VIC 3808**



**Sale Price**

**\*\$1,050,000**

Sale Date: 09/05/2025

Distance from Property: 20km



This report has been compiled on 21/08/2025 by Elders Real Estate Delaney Group. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

120 CHANNEL ROAD, SILVAN, VIC 3795

### Indicative selling price

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

Price Range:

\$1,150,000 to \$1,250,000

### Median sale price

Median price

\$465,001

Property type

Vacant Land

Suburb

SILVAN

Period

01 July 2024 to 30 June 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

|                                                       |              |            |
|-------------------------------------------------------|--------------|------------|
| 61 RESEARCH-WARRANDYTE RD, NORTH WARRANDYTE, VIC 3113 | \$1,100,000  | 06/03/2025 |
| 31 WALFORD RD, BEACONSFIELD UPPER, VIC 3808           | **\$750,000  | 01/05/2025 |
| 111 DOWNEY RD, DEWHURST, VIC 3808                     | *\$1,050,000 | 09/05/2025 |

This Statement of Information was prepared on:

21/08/2025