

## 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

159 MURRADOC ROAD DRYSDALE VIC 3222

### Indicative selling price

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

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Drysdale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

131-139 MCKIERNAN STREET DRYSDALE VIC 3222	\$1,760,000	16-Dec-24
131-145 WHITCOMBES ROAD DRYSDALE VIC 3222	\$1,700,000	13-Oct-24
15-19 PANORAMA COURT CLIFTON SPRINGS VIC 3222	\$1,920,000	06-Feb-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: 04 April 2025



**131-139 MCKIERNAN STREET  
DRYSDALE VIC 3222**

4 3 6

Sold Price <sup>RS</sup> **\$1,760,000** Sold Date **16-Dec-24**

Distance **2.29km**



**131-145 WHITCOMBES ROAD  
DRYSDALE VIC 3222**

3 2 2

Sold Price **\$1,700,000** Sold Date **13-Oct-24**

Distance **1.55km**



**15-19 PANORAMA COURT CLIFTON  
SPRINGS VIC 3222**

4 2 2

Sold Price <sup>RS</sup> **\$1,920,000** Sold Date **06-Feb-25**

Distance **2.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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