

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	164 Thurlow Lane, Red Cliffs VIC 3496
Indicative Selling Price	\$250,000
Property Type	Residential / lifestyle land
Land Size	Approximately 2.39 hectares

### Comparable Property Sales

Address	Price	Date	Details
59 Timbarra Way, Red Cliffs VIC	\$335,000	Feb 2026	Approx. 4,862m <sup>2</sup>
Lot 98 Ambassador Estate, Red Cliffs VIC	\$170,000	Mar 2026	Approx. 989m <sup>2</sup>
4 Bell Court, Red Cliffs VIC	\$185,000	Nov 2025	Approx. 995m <sup>2</sup>
12 Loddon Avenue, Red Cliffs VIC	\$200,000	Feb 2026	House on land

### Agent Comment

The indicative selling price reflects recent land sales within Red Cliffs, with smaller residential allotments transacting between approximately \$170,000 and \$200,000, while larger lifestyle parcels achieve higher values. The property is positioned within this range based on its significantly larger land size and potential use.