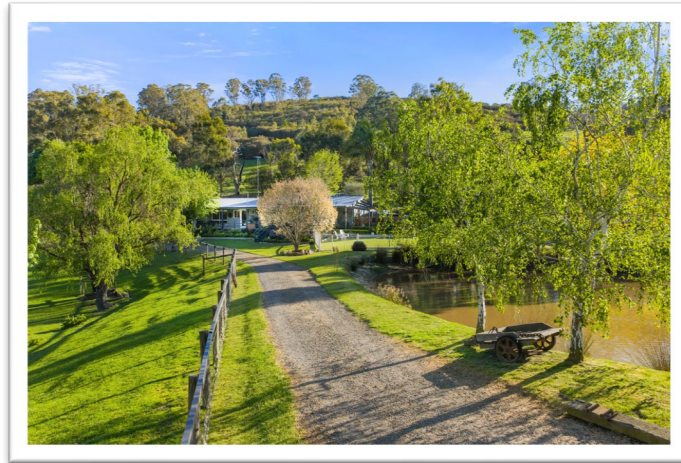


Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

174 PINNACLE LANE, DIXONS CREEK, VIC 3775

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,600,000 to \$1,750,000

Median sale price

Median price \$910,000

Property type

House

Suburb

DIXONS CREEK

Period - From

01/10/2025

to

30/09/2025

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1) 523 PAULS LANE, DIXONS CREEK, VIC 3775	\$1,580,000	24/05/2025
2) 69 THE CRST, YARRA GLEN, VIC 3775	\$1,800,000	01/08/2025

This Statement of Information was prepared on: 16/10/2025