

## 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

18 IRVINGS LANE KOROIT VIC 3282

### Indicative selling price

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

Single

Price

\$925,000

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Koroit

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

3 STAUNTONS LANE KOROIT VIC 3282	\$880,000	13-Nov-24
31 BOURKE AVENUE KOROIT VIC 3282	\$856,000	19-Apr-24
38A IRVINGS LANE KOROIT VIC 3282	\$1,150,000	24-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: 16 May 2025



## 3 STAUNTONS LANE KOROIT VIC 3282

 4  2  7

Sold Price

**\$880,000**

Sold Date

**13-Nov-24**

Distance

**2.1km**



## 31 BOURKE AVENUE KOROIT VIC 3282

 4  2  1

Sold Price

**\$856,000**

Sold Date

**19-Apr-24**

Distance

**0.33km**



## 38A IRVINGS LANE KOROIT VIC 3282

 4  2  5

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**24-Jan-25**

Distance

**0.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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