Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 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 before being entered in this Statement of Information.

Property offered for sale

	70							
Including sul	Address burb and 2/36 Eagloostcode	gle Court, Teesdale VIO	3328					
Indicative se	elling price							
For the meaning	of this price see c	onsumer.vic.gov.au/un	derquotir	ng (*Delete s	ingle pric	e or range a	s applicable)	
		100	or range between	\$475,000		&	\$495,000	
Median sale	price							
Median price	\$420,000	Property type	Resider	ntial Land	Subur	Teesdale		

Comparable property sales (*Delete A or B below as applicable)

Sept 2025

to

A* 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.

Source

realestate.com.au

Address of comparable property	Price	Date of sale
93 Lomandra Dr, Teesdale VIC 3328	\$435,000	11/12/2024
1005 Bannockburn-Shelford Rd, Teesdale VIC 3328	\$427,500	19/06/2025
4 Acacia Ct, Teesdale VIC 3328	\$425,000	18/02/2025

OR

Period -

From

Sept 2024

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on	15/10/2025
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