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 suburb or postcode 2 Karingal Drive, Wye River, VIC, 3234							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price range \$1,200,000								
Median sale price								
Median price	\$ *		Property type		Suburb			
Period - From		to		Source				
*Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980. Comparable property sales 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								
								T
1. 12 Dunoon Rad, Wye River						\$1,730	0,000	03.09.25
2. 15 Iluka Avenue, Wye River						\$1,550	0,000	08.04.205
3. 29 Wallace Street, Wye River						\$1,060	0,000	14.11.24

This Statement of Information was prepared on: 17.09.25

