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 or locality and postcode: 3101 Harmony Way, Faraday Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $990,000

Median sale price*

Median price | Property Type | Suburb: Faraday

Period - From | to | Source

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
1	55 Kennedys La FARADAY 3451	$1,075,000	23/01/2026
2	20 Commissioners Gully Rd CHEWTON 3451	$950,000	30/10/2025
3	290 Golden Point Rd GOLDEN POINT 3451	$980,000	27/10/2025

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: 13/04/2026 15:37

* 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.

3101 Harmony Way, Faraday Vic 3451



5 2 3

Property Type: House
Land Size: 64625 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $990,000
No median price available

Comparable Properties



55 Kennedys La FARADAY 3451 (REI)

4 2 6

Price: $1,075,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 101171.50 sqm approx

Agent Comments



20 Commissioners Gully Rd CHEWTON 3451 (REI)

3 1 2

Price: $950,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 24281.16 sqm approx

Agent Comments



290 Golden Point Rd GOLDEN POINT 3451 (REI/VG)

3 2 2

Price: $980,000
Method: Private Sale
Date: 27/10/2025
Property Type: Rural Residential
Land Size: 40000 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377

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