

# 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

311 Slatey Creek Road N, Invermay, Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,699,000

&

\$1,739,000

### Median sale price

Median price

\$985,000

Property type

House

Suburb

Invermay

Period - From

01/03/2025

to

28/02/2026

Source



PropTrack

### 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 eighteen 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
299 Slatey Creek Road North, Invermay, VIC 3352	\$1,235,000	05/12/2024
10 Handford Court, Invermay, VIC 3352	\$1,140,000	14/02/2025
235 Swinglers Road, Invermay, VIC 3352	\$1,385,000	08/10/2024

**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 eighteen months.~~

This Statement of Information was prepared on: 19/03/2026