

# 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

363 Tullaroop Road Maryborough

### 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

or range between

\$299,000

&

\$325,000

### Median sale price

Median price

\$167,500

Property type

Land

Suburb

Maryborough

Period - From

01-06-2024

to

31-05-2025

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
107 TOLMER ROAD DAISY HILL VIC 3465	\$350,000	07-Apr-25
155 DEHNERTS ROAD DAISY HILL VIC 3465	\$270,000	01-Nov-24
101 WILLIAM STREET MAJORCA VIC 3465	\$345,000	07-Nov-24

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 June 2025