

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

461 HOOD ROAD, INDENTED HEAD, VIC 3223

Indicative selling price

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

Single price

or range between

\$700,000

&

\$720,000

Median sale price

Median price

\$856,226

Property Type

House

Suburb

INDENTED HEAD, VIC 3223

Period - From

11/24

to

06/25

Source

Corelogic

Comparable property sales

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
14 WALPOLE AVENUE, INDENTED HEAD, VIC 3223	\$700,000	25/06/25
5 SEAHORSE COURT, INDENTED HEAD, VIC 3223	\$665,000	21/02/25
24 ETHREAL DRIVE, INDENTED HEAD, VIC 3223	\$750,000	02/11/24

This Statement of Information was prepared on:

14/07/2025