



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

52 Horsehair Bend

Indicative selling price

Single price \$299,000

Median sale price

Median price

No Data

Property type

Land

Suburb

Dinner Plain

Period - From

April 2024

to

September
2025

Source

Realesate.com

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. 13 Tabletop Fork (343m2)	\$160,000	Feb 2025
2. 19 Horsehair Bend (243m2)	\$210,000	May 2024
3. 31 Horsehair Bend (397m2)	\$280,000	April 2024

This Statement of Information was prepared on: 29th September 2025