Statement of Information

Property offered for sale

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

		urb or 54 Ramon Parade, Ravenswood Vic 3453									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Sin	gle price					\$900,00	0		\$990,000		
Median sale price											
Median price	NA		Prop	Property type House		Subt		Ravenswood Vic 3453			
Period - From	13 May, 2024		to	13 Nov,	2025	Source	RP Data				

Important advice about the Median sale price: 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), do not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable property sales (*Delete A or B below as applicable)

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 November, 2025

