

# 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

58 Anderson Lane, Narbethong Vic 3778

### Indicative selling price

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

Range between \$720,000 & \$760,000

### Median sale price\*

Median price Property Type Suburb Narbethong

Period - From to Source

### 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
1	23 Telford Rd NARBETHONG 3778	\$695,000	29/01/2025
2	1187 Maroondah Hwy NARBETHONG 3778	\$960,000	24/01/2025
3			

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: 26/06/2025 14:19

\* 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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type: House  
Land Size: 18332 sqm approx  
Agent Comments

Indicative Selling Price  
\$720,000 - \$760,000  
No median price available

## Comparable Properties



23 Telford Rd NARBETHONG 3778 (REI/VG)

Agent Comments

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Price: \$695,000  
Method: Private Sale  
Date: 29/01/2025  
Property Type: House  
Land Size: 4000 sqm approx



1187 Maroondah Hwy NARBETHONG 3778 (VG)

Agent Comments

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Price: \$960,000  
Method: Sale  
Date: 24/01/2025  
Property Type: Shop/Dwelling  
Land Size: 12100 sqm approx

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.