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 and postcode	611A SKIPTON STREET REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$580,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,000	Property type	House	Suburb	Redan
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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
508 SKIPTON STREET REDAN VIC 3350	$600,000	11-Nov-25
908 RIPON STREET SOUTH REDAN VIC 3350	$574,750	18-Sep-25
602 DARLING STREET REDAN VIC 3350	$575,000	05-Dec-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: 02 December 2025

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508 SKIPTON STREET REDAN VIC 3350

3 2 -

Sold Price RS $600,000 Sold Date 11-Nov-25

Distance 0.33km

908 RIPON STREET SOUTH REDAN VIC 3350

3 1 3

Sold Price $574,750 Sold Date 18-Sep-25

Distance 0.7km

602 DARLING STREET REDAN VIC 3350

3 3 2

Sold Price $575,000 Sold Date 05-Dec-24

Distance 0.58km

RS = Recent sale **UN** = Undisclosed Sale

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