

# 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 6A Hilary Close, Ventnor, VIC 3922

### Indicative selling price

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

Single Price \$635,000

### Median sale price

Median price \$651,500 Property Type Vacant Land Suburb Ventnor (3922)

Period - From 01/01/2025 to 31/12/2025 Source Pricefinder

### Comparable property sales

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
522 VENTNOR BEACH ROAD, VENTNOR VIC 3922	\$653,000	21/09/2024
49 LYALL STREET, VENTNOR VIC 3922	\$1,050,000	22/07/2025
526A VENTNOR BEACH ROAD, VENTNOR VIC 3922	\$590,000	03/10/2025

This Statement of Information was prepared on: 19/01/2026