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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$790,000		
Median sale price*		
Median price Property Type Sub	urb Clydesdale	
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 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 23 Cusack Rd GREEN GULLY 3462	\$740,000	09/10/2025
2 85 Pound La NEWSTEAD 3462	\$775,000	01/09/2025
3 75 Locarno Rd YANDOIT 3461	\$700,000	08/10/2024
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:	13/11/2025 13:52	
* 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.









Indicative Selling Price \$790,000 No median price available

Property Type: Mixed Farming

Land Size: 1630430 sqm approx

Agent Comments

Comparable Properties



23 Cusack Rd GREEN GULLY 3462 (REI)





Agent Comments

Price: \$740,000 Method: Private Sale Date: 09/10/2025 **Property Type:** House

Land Size: 24281.16 sqm approx



85 Pound La NEWSTEAD 3462 (REI/VG)







Agent Comments

Price: \$775,000 Method: Private Sale Date: 01/09/2025

Property Type: House (Res) Land Size: 19991.49 sqm approx



75 Locarno Rd YANDOIT 3461 (REI/VG)



Agent Comments

Price: \$700,000 Method: Private Sale Date: 08/10/2024 **Property Type:** House

Land Size: 27923.33 sqm approx

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