

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

8 Finch Street, Sawmill Settlement Vic 3723

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$535,000

Median sale price

Median price

\$495,000

Property type

House

Suburb

Sawmill Settlement

Period - From

Feb 2024

to

Feb 2025

Source

Pricefinder

Comparable property sales

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
38 Warrambat Road, Merrijig Vic 3723	\$595,000	30/05/2025
23 Purcell Drive, Merrijig Vic 3723	\$725,000	04/04/2025
3 Finch Street, Sawmill Settlement Vic 3723	\$500,000	21/01/2025

This Statement of Information was prepared on:

16/08/2025
