Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8645 Midland Highway, Barkers Creek Vic 3451

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$635,000		&		\$665,000			
Median sale pr	rice							
Median price	\$627,500	Pro	operty Type	Hou	se		Suburb	Barkers Creek
Period - From	08/07/2024	to	07/07/2025		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
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:

08/07/2025 15:27









Property Type: House Land Size: 6879.662 sqm approx Agent Comments Indicative Selling Price \$635,000 - \$665,000 Median House Price 08/07/2024 - 07/07/2025: \$627,500

Comparable Properties

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.

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