

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

9132 Western Highway, Leigh Creek Vic 3352

Indicative selling price

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

Range between

\$460,000

&

\$470,000

Median sale price*

Median price

Property Type

Suburb

Leigh Creek

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	315 Bungaree Wallace Rd BUNGAREE 3352	\$280,000	26/02/2025
2	2590 Old Melbourne Rd DUNNSTOWN 3352	\$520,000	29/08/2024
3	15 Mahers Rd WARRENHEIP 3352	\$570,000	08/04/2024

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:

29/04/2025 17:08

* 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.



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1800 sqm approx

Agent Comments

Comparable Properties



315 Bungaree Wallace Rd BUNGAREE 3352 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 26/02/2025

Property Type: House

Land Size: 907 sqm approx



2590 Old Melbourne Rd DUNNSTOWN 3352 (REI/VG)

Agent Comments



Price: \$520,000

Method: Sale by Tender

Date: 29/08/2024

Property Type: House

Land Size: 2000 sqm approx



15 Mahers Rd WARRENHEIP 3352 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 1125 sqm approx