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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

935 Buttermans Track, Christmas Hills Vic 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$400,000	&	\$440,000]				
Median sale price*								
Median price		Property Type	Su	uburb Chr	istmas Hills			
Period - From		to	Source					

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	856 Buttermans Trk CHRISTMAS HILLS 3775	\$450,000	18/02/2025
2	31 Mckinnon Tce CHRISTMAS HILLS 3775	\$470,000	18/02/2025
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/07/2025 15:18

* 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.



BARRYPLANT





Property Type: Land Land Size: 16187.44 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$400,000 - \$440,000 No median price available

Comparable Properties

856 Buttermans Trk CHRISTMAS HILLS 3775 (REI/VG) Image: Price: \$450,000 Method: Private Sale Date: 18/02/2025 Property Type: Land Land Size: 117358.94 sqm approx	Agent Comments
31 Mckinnon Tce CHRISTMAS HILLS 3775 (REI) Image: 1 Image: 1 Price: \$470,000 Method: Private Sale Date: 18/02/2025 Property Type: Land Land Size: 40468.60 sqm approx	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

propertydata



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