

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 and
postcode

22 VIEW HILL AVENUE HOLLANDS LANDING VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$22,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$22,000

Property type

Land

Suburb

Hollands Landing

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

204 HOLLANDS LANDING ROAD HOLLANDS LANDING VIC 3862	\$22,500	26-Nov-25
30 BETTONG AVENUE HOLLANDS LANDING VIC 3862	\$22,000	17-Apr-25
53 GOVERNMENT ROAD HOLLANDS LANDING VIC 3862	\$21,000	19-Nov-24

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: 07 April 2026

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**204 HOLLANDS LANDING ROAD
HOLLANDS LANDING VIC 3862**

Sold Price

\$22,500

 Sold Date **26-Nov-25**

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 Distance **0.92km**

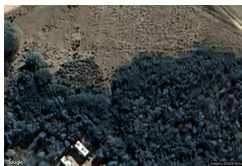
**30 BETTONG AVENUE HOLLANDS
LANDING VIC 3862**

Sold Price

\$22,000

 Sold Date **17-Apr-25**

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 Distance **0.33km**

**53 GOVERNMENT ROAD
HOLLANDS LANDING VIC 3862**

Sold Price

\$21,000

 Sold Date **19-Nov-24**

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 Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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