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	78 Bough Yards Lane, Strangways Vic 3461

Indicative selling price

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

Single price $875,000

Median sale price*

Median price $480,000 Property Type House Suburb Strangways

Period - From 01/04/2025 to 01/03/2026 Source REA

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 eighteen 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		
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: 17/04/2026 10:32

78 Bough Yards Lane, Strangways Vic 3461



3 1 4

Property Type: House
Land Size: 61797 sqm approx

Agent Comments

Indicative Selling Price
$875,000
Median House Price *
01/04/2025 - 01/03/2026: $480,000
* Agent calculated median

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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