

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

47 Sherwood Court, Lancefield Vic 3435

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$746,000

Property Type

House

Suburb

Lancefield

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	225 Burke And Wills Trk LANCEFIELD 3435	\$1,375,000	23/04/2026
2	88 Woodvale Cr LANCEFIELD 3435	\$1,175,000	07/07/2025
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:

07/07/2026 17:05



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Property Type: House
Land Size: 80906 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
Year ending June 2026: \$746,000

Comparable Properties



225 Burke And Wills Trk LANCEFIELD 3435 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,375,000
Method: Private Sale
Date: 23/04/2026
Property Type: Rural (All Types)
Land Size: 39400 sqm approx



88 Woodvale Cr LANCEFIELD 3435 (VG)

Agent Comments

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Price: \$1,175,000
Method: Sale
Date: 07/07/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 15300 sqm approx

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.