

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12 LINDQUISTS ROAD TIMBOON VIC 3268

Address
Including suburb and postcode

Indicative selling price

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

Single or-range Price & between

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
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 MARY CRESCENT TIMBOON VIC 3268	\$170,000	01-May-25
4 FOX STREET TIMBOON VIC 3268	\$170,000	22-Sep-25
13 HOSPITAL ROAD TIMBOON VIC 3268	\$165,000	07-Jul-25

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: 02 February 2026



1 MARY CRESCENT TIMBOON VIC 3268

Sold Price

\$170,000

Sold Date

01-May-25

- - -

Distance

0.06km



4 FOX STREET TIMBOON VIC 3268

Sold Price

Sold Date

22-Sep-25

3 2 -

Distance

-



13 HOSPITAL ROAD TIMBOON VIC 3268

Sold Price

\$165,000

Sold Date

07-Jul-25

- - -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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