

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

11 Elevation Drive, Fyansford VIC 3218

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

Property Type

Land

Suburb

Fyansford

Period - From

18/05/2025

to

17/11/2025

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
96 Monier Way Fyansford VIC 3218	\$700,000	08/10/2025
31 Orana Road Highton VIC 3216	\$558,000	08/08/2025
5-7 The Parade Fyansford VIC 3218	\$592,000	01/07/2025

This Statement of Information was prepared on:

18/11/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.