

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

35 Albert Street, Clunes Vic 3370

Indicative selling price

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

Range between

\$675,000

&

\$695,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Clunes

Period - From

11/03/2025

to

10/03/2026

Source

Property Data

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	5 Flood St CLUNES 3370	\$672,500	28/11/2025
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:

11/03/2026 09:08



 4  2  2

Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$695,000
Median House Price
11/03/2025 - 10/03/2026: \$540,000

Comparable Properties



5 Flood St CLUNES 3370 (REI/VG)

Agent Comments

 3  2  2

Price: \$672,500
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 1236 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.

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