

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

320 South Steiglitz Road, Steiglitz VIC 3331

Indicative selling price

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

Range between

\$860,000

&

\$940,000

Median sale price

Median price

Property Type

Suburb

Period - From

01/11/2024

to

02/11/2025

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
335 De Motts Road Anakie VIC 3213	\$865,000	14/08/2025
50 Seal Road Steiglitz VIC 3331	\$880,000	16/11/2024
100 Mcgillivray Road, Lethbridg	\$1,020,000	02/12/2025

This Statement of Information was prepared on:

03/11/2025