

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

40 Stonebridge Road, Drysdale VIC 3222

Indicative selling price

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

Range between

\$699,000

&

\$759,000

Median sale price

Median price

\$696,500

Property Type

House

Suburb

Drysdale

Period - From

28/10/2025

to

27/04/2026

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
12 Newfields Drive Drysdale VIC 3222	\$755,000	14/01/2026
19 Ridley Street Drysdale VIC 3222	\$715,000	05/02/2026
13 Macauley Way Drysdale VIC 3222	\$743,000	02/12/2025

This Statement of Information was prepared on:

28/04/2026