

# 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

30 Stonebridge Road, Drysdale VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$799,000

### Median sale price

Median price \$696,500

Property Type House

Suburb Drysdale

Period - From 27/10/2025

to 26/04/2026

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
33 De Burgh Road Drysdale VIC 3222	\$820,000	23/11/2025
10 Mirabell Street Curlewis VIC 3222	\$822,000	15/01/2026
6 Peace Road Curlewis VIC 3222	\$803,000	03/12/2025

This Statement of Information was prepared on:

28/04/2026