

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

33 High Street, Lancefield Vic 3435

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$727,500

Property Type House

Suburb Lancefield

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	1 High St LANCEFIELD 3435	\$1,400,000	17/04/2025
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:

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2025: \$727,500



3 1

Rooms: 7

Property Type: House (Res)

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



1 High St LANCEFIELD 3435 (VG)

Agent Comments

4 - -

Price: \$1,400,000

Method: Sale

Date: 17/04/2025

Property Type: House (Res)

Land Size: 944 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.