

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 33 High Street, Lancefield Vic 3435
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price <input type="text" value="\$727,500"/>	Property Type <input type="text" value="House"/>	Suburb <input type="text" value="Lancefield"/>
Period - From <input type="text" value="01/10/2024"/>	to <input type="text" value="30/09/2025"/>	Source <input type="text" value="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:

Leanne Pearman
03 5427 2800
0400 947 799

leannepearman@jelliscraig.com.au

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2025: \$727,500



Rooms: 7

Property Type: House (Res)

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



1 High St LANCEFIELD 3435 (VG)



Price: \$1,400,000

Method: Sale

Date: 17/04/2025

Property Type: House (Res)

Land Size: 944 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 0354272800 | F: 0354272811