

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 321 Old Drummond Road, Taradale Vic 3447
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,230,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Taradale

Period - From 01/01/2025

to 31/12/2025

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	27 Fryerstown Rd TARADALE 3447	\$1,275,000	07/07/2025
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:

20/01/2026 12:17

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Indicative Selling Price

\$1,230,000

Median House Price

Year ending December 2025: \$1,075,000



 3-5  3  4

Property Type: House

Land Size: 39900 sqm approx

Agent Comments

Comparable Properties



27 Fryerstown Rd TARADALE 3447 (REI)

Agent Comments

 4  2  6

Price: \$1,275,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 38445.17 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.