

## 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  
97 HALLETTS WAY BACCHUS MARSH VIC 3340

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$585,000	&	\$605,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$600,000	Property type	House	Suburb	Bacchus Marsh
Period-from	01 Dec 2024	to	30 Nov 2025	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 18 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
3 TESS COURT MADDINGLEY VIC 3340	\$600,000	04-Aug-25
26 RAGLAN STREET DARLEY VIC 3340	\$600,000	01-Jul-25
54 TILLEY DRIVE MADDINGLEY VIC 3340	\$590,000	18-Oct-25

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 18 months.

This Statement of Information was prepared on: 15 December 2025



**3 TESS COURT MADDINGLEY VIC  
3340**

 4  2  2

Sold Price

**\$600,000** Sold Date **04-Aug-25**

Distance **2.68km**



**26 RAGLAN STREET DARLEY VIC  
3340**

 4  2  2

Sold Price

Sold Date **01-Jul-25**

Distance **2.1km**



**54 TILLEY DRIVE MADDINGLEY  
VIC 3340**

 4  2  2

Sold Price

**\$590,000** Sold Date **18-Oct-25**

Distance **3.06km**

**RS** = Recent sale **UN** = Undisclosed Sale

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