

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

Lot 269, 135 Great Alpine Road, Lucknow VIC 3875
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Indicative selling price

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

Single price

\$165,000

Median sale price

Median price

\$195,000

Property type

Land

Suburb

Lucknow

Period - From

01 Sep 2024

to

31 Aug 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

Address of comparable property	Price	Date of sale
7 Clothier Crescent East Bairnsdale VIC 3875	\$160,000	17-Apr-25
4 Silvertop Street Lucknow VIC 3875	\$165,000	20-Feb-25
4 Clothier Crescent East Bairnsdale VIC 3875	\$158,000	27-May-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:

8 September 2025
