

# 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

2101 Lyell Road, Redesdale Vic 3444

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$849,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	39 Burkes La REDESDALE 3444	\$799,000	17/07/2025
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:

23/03/2026 14:34

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House

**Land Size:** 21448 sqm approx

Agent Comments

## Comparable Properties



**39 Burkes La REDESDALE 3444 (VG)**

Agent Comments



**Price:** \$799,000

**Method:** Sale

**Date:** 17/07/2025

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20000 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.