

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

110 Matthews Road, Corio VIC 3214

Indicative selling price

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

Range between

\$1,020,000

&

\$1,120,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Corio

Period - From

01/01/2025

to

25/11/2025

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
158 Matthews Road Corio VIC 3214	\$1,000,000	21/08/2025
118 Matthews Road Corio VIC 3214	\$1,080,000	31/01/2025
30 Lachlan Court Lovely Banks, VIC 3213	\$1,320,000	21/07/2025

This Statement of Information was prepared on:

26/11/2025