

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

130 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$245,000

Property Type Vacant land

Suburb Chewton

Period - From 10/04/2025

to 09/04/2026

Source Property Data

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	76 Steele St CHEWTON 3451	\$280,000	22/01/2026
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:

10/04/2026 14:18



Property Type: Vacant Land
Land Size: 2377 sqm approx
Agent Comments

Indicative Selling Price
\$299,000
Median Land Price
10/04/2025 - 09/04/2026: \$245,000

Comparable Properties



76 Steele St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 22/01/2026
Property Type: Land
Land Size: 2471 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.