

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

49 Settlement Road, Trafalgar, Vic 3824

Indicative selling price

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

Single price \$650,000

Median sale price

Median price

\$637,500

Property type

House

Suburb

Trafalgar

Period - From

01/03/2026

to

31/05/2026

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
138 Waterloo Road, Trafalgar, VIC 3824	\$615,000	01/11/2025
54 Ashby Street, Trafalgar, VIC 3824	\$710,000	16/06/2025
43 Settlement Road, Trafalgar, VIC 3824	\$792,500	30/10/2025

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: 19/06/2026