

# 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 226, 135 Great Alpine Road, Lucknow VIC 3875
--

### Indicative selling price

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

Single price

\$170,000
-----------

### 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
------------------