

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

185 DALYSTON-GLEN FORBES ROAD DALYSTON VIC 3992

Indicative selling price

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

Single Price

or range
between

\$1,690,000

&

\$1,859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Commercial

Suburb

Dalyston

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

277 MCCRAWS ROAD WATTLE BANK VIC 3995	\$1,400,000	16-Oct-24
668 INVERLOCH-KONGWAK ROAD WATTLE BANK VIC 3995	\$1,400,000	07-Nov-24
235 ANDERSONS INLET ROAD MOYARRA VIC 3951	\$1,425,000	02-Jul-24

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: 17 March 2025



277 MCCRAWS ROAD WATTLE BANK VIC 3995

Sold Price **\$1,400,000** Sold Date **16-Oct-24**

4 2 -

Distance **13.23km**



668 INVERLOCH-KONGWAK ROAD WATTLE BANK VIC 3995

Sold Price ^{RS} **\$1,400,000** Sold Date **07-Nov-24**

5 2 2

Distance **14.36km**



235 ANDERSONS INLET ROAD MOYARRA VIC 3951

Sold Price **\$1,425,000** Sold Date **02-Jul-24**

4 1 2

Distance **17.98km**

RS = Recent sale

UN = Undisclosed Sale

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