

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

98 Barrands Lane, Drysdale VIC 3222

Indicative selling price

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

Range between

\$600,000

&

\$615,000

Median sale price

Median price

\$686,250

Property Type

House

Suburb

Drysdale

Period - From

06/01/2025

to

06/07/2025

Source

core_logic

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
9 Tivoli Drive Curlewis VIC 3222	\$612,000	19/06/2025
44 Newfields Drive Drysdale VIC 3222	\$585,000	17/03/2025
72 Creekside Drive Curlewis VIC 3222	\$583,000	04/03/2025

This Statement of Information was prepared on:

07/07/2025