

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

191 Providence Gully Road, Sandon Vic 3462

Indicative selling price

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

Range between \$800,000 & \$840,000

Median sale price*

Median price Property Type Suburb Sandon

Period - From to 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 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
1	93 Kooyea La STRANGWAYS 3461	\$835,000	08/04/2026
2	85 Pound La NEWSTEAD 3462	\$775,000	01/09/2025
3	293 Providence Gully Rd SANDON 3462	\$820,000	30/11/2024

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: 12/05/2026 15:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 2 4

Property Type: House
Land Size: 58000 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$840,000
No median price available

Comparable Properties



93 Kooyea La STRANGWAYS 3461 (REI)

2 2 4

Price: \$835,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 161874.40 sqm approx

Agent Comments

Different construction, but similar sized bush block. Great views but little else. 1 small shed and a small out building.



85 Pound La NEWSTEAD 3462 (REI/VG)

3 1 2

Price: \$775,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 19991.49 sqm approx

Agent Comments

Similar bush block, although slightly smaller. Unusual construction. Would appeal to similar buyers.



293 Providence Gully Rd SANDON 3462 (REI/VG)

5 2 -

Price: \$820,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 77578.31 sqm approx

Agent Comments

Earthy eclectic construction. Similar sized bush block. Would appeal to similar buyers.

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