



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

8 Brumby Lane

Indicative selling price

Single price \$285,000

Median sale price

Median price

No Data

Property type

Land

Suburb

Dinner Plain

Period - From

July 2025

to

July 2026

Source

Realesate.com

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. 55 Horsehair Bend : 447m2	\$260,000	Nov 2025
2. 8 Roney Macs Twist : 324m2	\$160,000	Sept 2025
3. 8 Youngs Top : 303 m2	\$137,500	June 2026

This Statement of Information was prepared on: 18th July 2026