

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

4 QUEENSFERRY ROAD, GRANTVILLE VIC 3984

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 \$460,000 & \$485,000

Median sale price

Median price

\$ 594,000

Property type

HOUSE

Suburb

GRANTVILLE

Period - From

01/07/2024

to

30/06/2025

Source

Realestate.com.au

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

27 STEWART STREET, GRANTVILLE VIC 3984	\$600,000	13/06/2025
26-28 HOPKINS DRIVE, GRANTVILLE VIC 3984	\$500,000	23/05/2025
82 GRANTVILLE GLEN-ALVIE ROAD, GRANTVILLE VIC 3984	\$549,000	09/04/2025

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: 7TH JULY 2025