

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

25 LYTTLE CRESCENT CARDIGAN VILLAGE VIC 3352

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

\$760,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,500

Property type

Farm

Suburb

Cardigan Village

Period-from

01 Jul 2024

to

30 Jun 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

6 ALISTAIR STREET CARDIGAN VILLAGE VIC 3352	\$910,000	22-May-24
25 DIAMOND DRIVE CARDIGAN VILLAGE VIC 3352	\$820,000	26-Jun-24
25 LYTTLE CRESCENT CARDIGAN VILLAGE VIC 3352	\$745,000	13-Sep-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: 09 July 2025



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6 ALISTAIR STREET CARDIGAN VILLAGE VIC 3352

4 2 10

Sold Price **\$910,000** Sold Date **22-May-24**

Distance **0.22km**



25 DIAMOND DRIVE CARDIGAN VILLAGE VIC 3352

4 2 3

Sold Price **\$820,000** Sold Date **26-Jun-24**

Distance **0.26km**



25 LYTTLE CRESCENT CARDIGAN VILLAGE VIC 3352

3 2 5

Sold Price **\$745,000** Sold Date **13-Sep-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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