

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

1/714 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$289,000 & \$309,000

Median sale price

Median price \$325,000 Property Type Unit Suburb Redan

Period - From 30/07/2024 to 29/07/2025 Source Property Data

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	13/209 Leith St REDAN 3350	\$300,000	18/06/2025
2	8/3 Verdon St SEBASTOPOL 3356	\$330,000	26/03/2025
3	3/612 Darling St REDAN 3350	\$312,500	03/02/2025

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:

30/07/2025 11:09

1/714 Darling Street, Redan Vic 3350



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2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$289,000 - \$309,000
Median Unit Price
30/07/2024 - 29/07/2025: \$325,000

Comparable Properties



13/209 Leith St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$300,000
Method: Private Sale
Date: 18/06/2025
Property Type: Unit
Land Size: 160 sqm approx



8/3 Verdon St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 2

Price: \$330,000
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 262 sqm approx



3/612 Darling St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$312,500
Method: Private Sale
Date: 03/02/2025
Property Type: Unit
Land Size: 188 sqm approx

Account - Fletchers | P: 03 5333 4797



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