

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

308 YARROWEE PARADE REDAN VIC 3350

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

\$799,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,500

Property type

House

Suburb

Redan

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

4 MILVERTON LANE CANADIAN VIC 3350	\$745,000	15-Jan-25
6 THE AVENUE DELACOMBE VIC 3356	\$850,000	25-Mar-25
510 ERRARD STREET SOUTH REDAN VIC 3350	\$865,000	24-Feb-25

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: 04 July 2025



**4 MILVERTON LANE CANADIAN
VIC 3350**

4 2 3

Sold Price

\$745,000

Sold Date

15-Jan-25

Distance

2.1km



**6 THE AVENUE DELACOMBE VIC
3356**

4 2 5

Sold Price

\$850,000

Sold Date

25-Mar-25

Distance

3km



**510 ERRARD STREET SOUTH
REDAN VIC 3350**

3 2 1

Sold Price

\$865,000

Sold Date

24-Feb-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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