

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

60 Serene Terrace, Drysdale VIC 3222

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price

Median price

\$686,250

Property Type

House

Suburb

Drysdale

Period - From

29/12/2024

to

28/06/2025

Source

core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Ridley Street Drysdale VIC 3222	\$710,000	26/03/2025
33 Whitcombes Road Clifton Springs VIC 3222	\$735,000	26/02/2025
61 Woodville Street Drysdale	\$750,000	17/03/2025

This Statement of Information was prepared on:

30/06/2025