

# 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

320 South Steiglitz Road, Steiglitz VIC 3331

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$846,000

Property Type

House

Suburb

Steiglitz

Period - From

01/07/2024

to

06/07/2025

Source

price\_finder

### 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
335 South Steiglitz Road, Steiglitz, 3331	\$830,000	09/12/2024
100 McGillivray Road, Lethbridge, 3332	\$1,020,000	02/12/2024
50 Seal Rd, Steiglitz, 3331	\$880,000	16/11/2024

This Statement of Information was prepared on:

07/07/2025