

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

95 CLARKES ROAD FYANSFORD VIC 3218

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Fyansford

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

11 KNOWLES STREET FYANSFORD VIC 3218	\$710,000	23-Apr-25
16 HARDIMAN CIRCUIT FYANSFORD VIC 3218	\$720,000	29-Nov-24
12 BLACK BULL RIDGE FYANSFORD VIC 3218	\$750,000	18-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: 21 July 2025



**11 KNOWLES STREET FYANSFORD
VIC 3218**

3 2 2

Sold Price

\$710,000

Sold Date

23-Apr-25

Distance

0.12km



**16 HARDIMAN CIRCUIT
FYANSFORD VIC 3218**

4 2 2

Sold Price

\$720,000

Sold Date

29-Nov-24

Distance

1.06km



**12 BLACK BULL RIDGE
FYANSFORD VIC 3218**

4 2 2

Sold Price

\$750,000

Sold Date

18-Feb-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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