Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 33 De Burgh Road, Drysdale Vic 3222

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$849,000		&		\$899,000			
Median sale pr	ice							
Median price	\$716,250	Pro	operty Type	Hou	se		Suburb	Drysdale
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	16-18 Eaglesnest Dr CURLEWIS 3222	\$880,000	06/02/2025
2	15 Waterhaven Blvd DRYSDALE 3222	\$850,000	02/11/2024
3	7 Glengarry Ct DRYSDALE 3222	\$890,000	03/07/2024

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:

24/06/2025 14:55



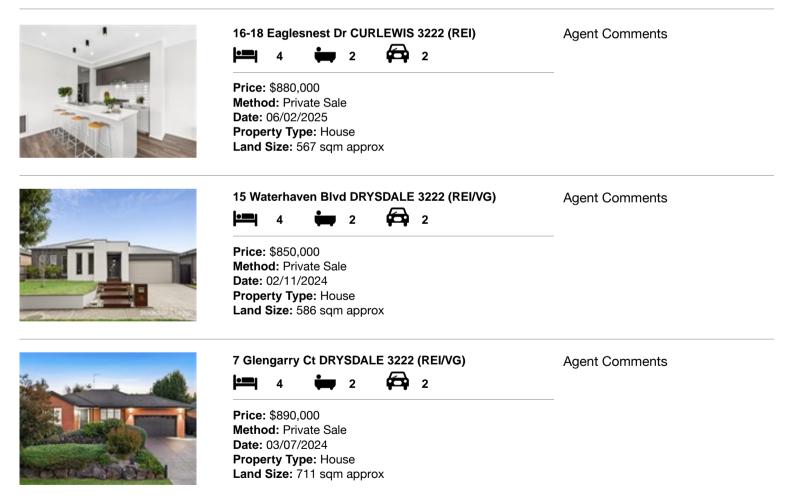






Property Type: House Land Size: 825 sqm approx Agent Comments Indicative Selling Price \$849,000 - \$899,000 Median House Price March quarter 2025: \$716,250

Comparable Properties



Account - Jellis Craig | P: 03 5222 7325



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