

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

185 Dodd Street, St Andrews Vic 3761

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb St Andrews

Period - From 30/06/2024

to

29/06/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	20 Salters Rush Rd SMITHS GULLY 3760	\$1,150,000	14/05/2025
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/06/2025 10:47



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 34676 sqm approx
Agent Comments

Comparable Properties



20 Salters Rush Rd SMITHS GULLY 3760 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 6879.66 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.