

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 or
locality and postcode

55 Acacia Road, Dereel Vic 3352

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$600,000 Property Type House Suburb Dereel

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	2896 Colac Ballarat Rd DEREEL 3352	\$660,000	22/04/2025
2	19 Acacia Rd DEREEL 3352	\$650,000	05/01/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on: 26/05/2025 12:24



 3  2  2

Property Type: House
Land Size: 20200 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median House Price
26/05/2024 - 25/05/2025: \$600,000

Comparable Properties



2896 Colac Ballarat Rd DEREEL 3352 (REI)

Agent Comments

 3  2  4

Price: \$660,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 6066 sqm approx



19 Acacia Rd DEREEL 3352 (REI/VG)

Agent Comments

 3  1  4

Price: \$650,000
Method: Private Sale
Date: 05/01/2024
Property Type: House
Land Size: 20234.30 sqm approx

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 eighteen months.