

# 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

99 School Lane, Cambrian Hill Vic 3352

### Indicative selling price

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

Range between \$840,000

&

\$875,000

### Median sale price\*

Median price

Property Type

Suburb

Cambrian Hill

Period - From

to

Source

### 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
1	29 Andersons Rd NAPOLEONS 3352	\$820,000	29/10/2024
2	32 Haleys Rd ROSS CREEK 3351	\$915,000	14/10/2024
3	106 South Imperial Rd BUNINYONG 3357	\$910,000	23/01/2024

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:

16/06/2025 15:16

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 8

**Rooms:**  
**Property Type:**  
House  
**Land Size:** 2.03HA sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$840,000 - \$875,000  
**No median price available**

## Comparable Properties



**29 Andersons Rd NAPOLEONS 3352 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** House  
**Land Size:** 24281.16 sqm approx



**32 Haleys Rd ROSS CREEK 3351 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** House (Res)  
**Land Size:** 20234 sqm approx



**106 South Imperial Rd BUNINYONG 3357 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** House  
**Land Size:** 32374.88 sqm approx

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