

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

1585 Calder Highway, Taradale Vic 3447

Indicative selling price

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

Range between \$970,000 & \$1,050,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Taradale

Period - From 31/07/2024 to 30/07/2025 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	5 Phillips Rd TARADALE 3447	\$955,000	10/05/2024
2	1873 Calder Hwy TARADALE 3447	\$1,150,000	06/02/2024
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: 31/07/2025 15:21

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Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

31/07/2024 - 30/07/2025: \$1,200,000



5 1 3

Rooms: 9

Property Type: House

Land Size: 35000 sqm approx

Agent Comments

Comparable Properties



5 Phillips Rd TARADALE 3447 (REI/VG)

Agent Comments

4 2 4

Price: \$955,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 40400 sqm approx



1873 Calder Hwy TARADALE 3447 (VG)

Agent Comments

4 - -

Price: \$1,150,000

Method: Sale

Date: 06/02/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 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.