

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

Lots 1 and 2, 378 Dunolly-Inglewood Road, Inglewood VIC 3517
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 1 – House on 16.83ha		or range between	\$430,000		\$450,000
Lot 2 – Vacant Land 20ha		or range between	\$200,000		\$220,000

Median sale price

Important advice about the Median sale price: 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), do not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1 – House on 16.83ha	199 Inglewood-Salisbury Road, Inglewood VIC 3517	\$550,000	11/04/2025

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2 – Vacant Land 20ha	Wingfield Lane, Bridgewater VIC 3516	\$200,000	15/04/2025
		\$	
		\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 18/06/2025