

# 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 and  
postcode

19 Lansdowne Court, Grovedale VIC 3216

### Indicative selling price

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

Range between

\$629,000

&

\$649,000

### Median sale price

Median price

\$663,750

Property Type

House

Suburb

Grovedale

Period - From

28/01/2025

to

27/07/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Parkgate Lane Grovedale VIC	\$630,000	13/05/2025
4 Hansen Drive Grovedale VIC	\$660,000	22/05/2025
78 Peter Street Grovedale VIC	\$650,000	10/04/2025

This Statement of Information was prepared on:

29/07/2025