

## 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	162 FAIRVIEW DRIVE CLUNES VIC 3370
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### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$260,000	&	\$280,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$240,000	Property type	Land	Suburb	Clunes
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

### 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
200 MCDONALDS ROAD CLUNES VIC 3370	\$285,000	16-Jun-25
68 NEW NORTH COURT CLUNES VIC 3370	\$285,000	16-May-25
21 CENTRAL COURT CLUNES VIC 3370	\$280,000	14-Jul-25

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: 29 January 2026


**200 MCDONALDS ROAD CLUNES  
VIC 3370**

Sold Price

**\$285,000** Sold Date 16-Jun-25


Distance 0.42km


**68 NEW NORTH COURT CLUNES  
VIC 3370**

Sold Price

Sold Date 16-May-25



Distance 1.74km


**21 CENTRAL COURT CLUNES VIC  
3370**

Sold Price

**\$280,000** Sold Date 14-Jul-25


Distance 1.76km

**RS** = Recent sale

**UN** = Undisclosed Sale

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