

# 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 47 Sherwood Court, Lancefield Vic 3435  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

### Median sale price

Median price \$740,000 Property Type House Suburb Lancefield

Period - From 26/06/2025 to 25/06/2026 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	225 Burke And Wills Trk LANCEFIELD 3435	\$1,375,000	23/04/2026
2			
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: 26/06/2026 21:11



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**Property Type:** House  
**Land Size:** 80906 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median House Price**  
26/06/2025 - 25/06/2026: \$740,000

## Comparable Properties



**225 Burke And Wills Trk LANCEFIELD 3435 (REI/VG)**

**Agent Comments**

 4  2  5

**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 23/04/2026  
**Property Type:** Rural (All Types)  
**Land Size:** 39400 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.

**Account - Harcourts Vermont South | P: 03 98861008**



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