

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

31 LEAHYS LANE TIMBOON VIC 3268

Indicative selling price

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

Single Price

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

House

Suburb

Timboon

Period-from

01 Feb 2025

to

31 Jan 2026

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

20 TOGNIS ACCESS TIMBOON VIC 3268	\$700,000	04-Apr-25
2 BOND STREET TIMBOON VIC 3268	\$565,000	21-Aug-25
147 TIMBOON-PORT CAMPBELL ROAD TIMBOON VIC 3268	\$625,000	12-Dec-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: 12 February 2026



20 TOGNIS ACCESS TIMBOON VIC 3268

3 2 2

Sold Price **\$700,000** Sold Date **04-Apr-25**

Distance **0.73km**



2 BOND STREET TIMBOON VIC 3268

3 1 2

Sold Price **\$565,000** Sold Date **21-Aug-25**

Distance **1.21km**



147 TIMBOON-PORT CAMPBELL ROAD TIMBOON VIC 3268

4 2 -

Sold Price ^{RS} **\$625,000** Sold Date **12-Dec-25**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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