

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

1/29 MAHONEYS ROAD RIDDELLS CREEK VIC 3431

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Unit

Suburb

Riddells Creek

Period-from

01 Apr 2025

to

31 Mar 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

7/140-142 MAIN ROAD RIDDELLS CREEK VIC 3431	\$690,000	-
9/14-16 RODNEY STREET GISBORNE VIC 3437	\$690,000	06-Mar-26
2 ELIZABETH COURT RIDDELLS CREEK VIC 3431	\$680,000	13-Oct-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: 08 April 2026


7/140-142 MAIN ROAD RIDDELLS CREEK VIC 3431
 3  2  2

Sold Price

\$690,000

Sold Date

-

Distance

0km

9/14-16 RODNEY STREET GISBORNE VIC 3437
 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date

06-Mar-26

Distance

7.9km

2 ELIZABETH COURT RIDDELLS CREEK VIC 3431
 3  2  2

Sold Price

^{RS} **\$680,000**

Sold Date

13-Oct-25

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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