

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

161 HUMPHRIES LANE MONEGEETTA VIC 3433

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

\$1,995,000

&

\$2,150,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
329 PORTINGALES LANE ROMSEY VIC 3434	\$2,412,000	06-May-25
181 HUMPHRIES LANE MONEGEETTA VIC 3433	\$1,300,000	29-Oct-25
15 BILLABONG DRIVE MONEGEETTA VIC 3433	\$1,300,000	07-Apr-26

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: 17 April 2026


329 PORTINGALES LANE ROMSEY VIC 3434
 4  3  2

Sold Price

\$2,412,000

Sold Date

06-May-25

Distance

3.39km

181 HUMPHRIES LANE MONEGETTA VIC 3433
 5  2  2

Sold Price

\$1,300,000

Sold Date

29-Oct-25

Distance

0.54km

15 BILLABONG DRIVE MONEGETTA VIC 3433
 4  2  2

Sold Price

^{RS} **\$1,300,000**

Sold Date

07-Apr-26

Distance

2.25km

2480 MELBOURNE-LANCEFIELD ROAD ROMSEY VIC 3434
 5  2  6

Sold Price

^{RS} **\$1,380,000**

Sold Date

06-Nov-25

Distance

4.7km

RS = Recent sale

UN = Undisclosed Sale

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