

# 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

320 High Street, Violet Town, Vic 3669

### Indicative selling price

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

range between

\$680,000

&

\$715,000

### Median sale price

Median price

\$480,000

Property type

House

Suburb

Violet Town

Period - From

01/05/2025

to

30/04/2026

Source



### 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
475 Harrys Creek Rd, Boho, VIC 3669	\$825,000	26/07/2025
1 Primrose St, Violet Town, VIC 3669	\$435,000	29/08/2025
53 Hurt Street, Violet Town, VIC 3669	\$480,000	16/05/2025

**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: 18/05/2026