

## 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

445 VENTNOR ROAD VENTNOR VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$2,300,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,300

Property type

Farm

Suburb

Ventnor

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 217 COWES-RHYLL ROAD RHYLL VIC 3923 | \$1,900,000 | 08-Jan-25 |
| 3299 BASS HIGHWAY KILCUNDA VIC 3995 | \$2,025,000 | 21-Oct-24 |
|                                     |             |           |

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.

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**217 COWES-RHYLL ROAD RHYLL  
VIC 3923**

- -

Sold Price

**\$1,900,000**

Sold Date

**08-Jan-25**

Distance

**6.15km**



**3299 BASS HIGHWAY KILCUNDA  
VIC 3995**

- -

Sold Price

**\$2,025,000**

Sold Date

**21-Oct-24**

Distance

**23.8km**

RS = Recent sale

UN = Undisclosed Sale

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