

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	272 Steels Creek Road Yarra Glen, 3775
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### Indicative selling price

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

Range between	\$2,800,000 & \$3,080,000
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### Median sale price

Median price	\$917,500	Property Type	FARM	Suburb	YARRA GLEN
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Cotality

### Comparable property sales

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
1	2029 MELBA HIGHWAY DIXONS CREEK VIC 3775	\$1,600,000	01-Jul-2025
2	160 OLD HEALESVILLE ROAD TARRAWARRA VIC 3775	\$7,500,000	09-Aug-2024
3	308 STEELS CREEK ROAD YARRA GLEN VIC 3775	\$2,520,000	15-Nov-2024

This statement of information was prepared on 15-Aug-2025 at 11:34:13 AM AEST