

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	53 Madill Road, Undera VIC 3629
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$177,500 to \$195,000
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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

Address of comparable property	Price	Date of sale
Lot 5, 1970 Echuca Road, Undera VIC 3629	\$145,000	27/05/2025

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. The sale listed above is the closest direct vacant residential land evidence identified for this Undera one-acre landholding.

This Statement of Information was prepared on:	02/07/2026
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