

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality and postcode

Stage 1 Hawkins Estate, Mclvor Highway, Axedale

Indicative selling price

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 1 Hawkins Estate	\$550,000		
Lot 2 Hawkins Estate	\$650,000		
Lot 3 Hawkins Estate	\$450,000		
Lot 4 Hawkins Estate	\$550,000		
Lot 17 Hawkins Estate	\$485,000		
Lot 18 Hawkins Estate	\$460,000		

Median sale price

Median price: \$230,000 Property type: Vacant Land Suburb: AXEDALE

Period: 01 October 2024 to 30 September 2025 Source: pricefinder

Comparable property sales

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 24/03/2026