

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

18 MANNA GUM COURT TEESDALE VIC 3328

Indicative selling price

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

Single Price

or range
between

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Land

Suburb

Teesdale

Period-from

01 Aug 2025

to

31 Jul 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

114 ROCKLEA ROAD TEESDALE VIC 3328	\$465,000	25-Jun-26
25 BULOKE DRIVE TEESDALE VIC 3328	\$430,000	02-Jul-26
13 MESSMATE COURT TEESDALE VIC 3328	\$445,000	19-May-26

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.~~

This Statement of Information was prepared on: 11 August 2026



**114 ROCKLEA ROAD TEESDALE
VIC 3328**

Sold Price **\$465,000** Sold Date **25-Jun-26**

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Distance **0.49km**

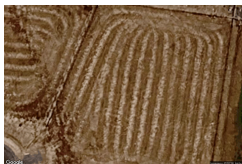


**25 BULOKE DRIVE TEESDALE VIC
3328**

Sold Price **\$430,000** Sold Date **02-Jul-26**

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Distance **0.34km**



**13 MESSMATE COURT TEESDALE
VIC 3328**

Sold Price **\$445,000** Sold Date **19-May-26**

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Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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