

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	258A Tannery Lane, Mandurang, VIC 3551
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Indicative selling price

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

Price Range	\$900,000	&	\$950,000
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Median sale price

Median price	NA	Property Type	Vacant Land	Suburb	Mandurang (3551)
Period - From	22/08/2024	to	31/01/2025	Source	REA

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

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
CA65 64 63 O'Halloran Drive, Mandurang South Vic 3551	\$630,000	31/01/2025
Lot 1 Longlea Lane, Longlea VIC 3551	\$650,000	22/08/2024
Lot 3, 23 Wilkinsons Road, Sedgwick VIC 3551	\$540,000	19/12/2024

This Statement of Information was prepared on: 10/08/2025