

## 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 10 Sheridan Close, Red Cliffs, VIC 3496

### Indicative selling price

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

Single Price \$190,000

### Median sale price

Median price \$132,750 Property Type Vacant Land Suburb Red Cliffs (3496)

Period - From 01/03/2025 to 28/02/2026 Source Cotality

### Comparable property sales

**A** These are two 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
4 SHERIDAN CLOSE, RED CLIFFS VIC 3496	\$184,900	11/11/2025
5 SHERIDAN CLOSE, RED CLIFFS VIC 3496	\$179,500	17/10/2025

**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: 16/03/2026