

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	258 Knox Road, Romsey, VIC 3434
---	---------------------------------

Indicative selling price

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

Price Range	\$1,700,000	&	\$1,800,000
-------------	-------------	---	-------------

Median sale price

Median price	\$780,000	Property Type	House	Suburb	Romsey (3434)
Period - From	01/12/2024	to	30/06/2025	Source	Corelogic

Comparable property sales

A This is one property 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
44 TARRAWARRA LANE, ROMSEY VIC 3434	\$1,700,000	05/05/2025

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:	30/06/2025
--	------------