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 or locality and postcode	10 Cassidy Access Track, Wye River, Victoria 3234

Indicative selling price

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

	or range between	$2,900,000	&	$3,100,000

Median sale price

Median price	N/A	Property type	Vacant Land	Suburb	Wye River
Period - From		to		Source	

Comparable property sales

These are the three properties sold 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
1. 5650 Great Ocean Road, Wongarra	$2,000,000	20/05/2020
2. 590 Great Ocean Road, Apollo Bay	$1,301,250	21/06/2022
3. 105 Old Hordern Vale Road, Apollo Bay	$3,900,000	16/04/2022

This Statement of Information was prepared on: 18 June 2025