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	59 Woodvale Crescent, Lancefield

Indicative selling price

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

Single price	$1,195,000	or range between		&

Median sale price

Median price	$705,000	Property type	House	Suburb	Lancefield
Period - From	September 2024	To	August 2025	Source	Realestate.com.au

Comparable property sales

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
101 Woodvale Crescent, Lancefield	$1,300,000	04/11/2024
83 Woodvale Crescent, Lancefield	$1,140,000	02/04/2025
3422 Melbourne Lancefield Road, Lancefield	$1,425,000	30/01/2025

This Statement of Information was prepared on: 29th September 2025