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	47 Foreshore Road, Learmonth Vic 3352

Indicative selling price

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

Single price $385,000

Median sale price*

Median price | Property Type | Suburb Learmonth

Period - From | to | Source

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	31 Foreshore Rd LEARMONTH 3352	$365,000	21/02/2025
2	33 Foreshore Rd LEARMONTH 3352	$387,000	23/01/2025
3			

OR

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 eighteen months.

This Statement of Information was prepared on: 05/11/2025 10:12

* 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.

JellisCraig



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Property Type: vacant Land
Land Size: 1370 sqm approx

Agent Comments

Indicative Selling Price
$385,000
No median price available

Comparable Properties



31 Foreshore Rd LEARMONTH 3352 (REI/VG)

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Price: $365,000
Method: Private Sale
Date: 21/02/2025
Property Type: Land
Land Size: 1713 sqm approx

Agent Comments



33 Foreshore Rd LEARMONTH 3352 (REI/VG)

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Price: $387,000
Method: Private Sale
Date: 23/01/2025
Property Type: Land
Land Size: 1924 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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