Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	935 Buttermans Track, Christmas Hills Vic 3775

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price*

Median price | Property Type | Suburb Christmas Hills

Period - From | to | Source

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

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	856 Buttermans Trk CHRISTMAS HILLS 3775	$450,000	18/02/2025
2	31 Mckinnon Tce CHRISTMAS HILLS 3775	$470,000	18/02/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10/07/2025 15:18

* 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.

935 Buttermans Track, Christmas Hills Vic 3775

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Indicative Selling Price
$400,000 - $440,000
No median price available



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Property Type: Land
Land Size: 16187.44 sqm approx

Agent Comments

Comparable Properties



856 Buttermans Trk CHRISTMAS HILLS 3775 (REI/VG)

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Price: $450,000
Method: Private Sale
Date: 18/02/2025
Property Type: Land
Land Size: 117358.94 sqm approx

Agent Comments



31 Mckinnon Tce CHRISTMAS HILLS 3775 (REI)

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Price: $470,000
Method: Private Sale
Date: 18/02/2025
Property Type: Land
Land Size: 40468.60 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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