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	41 Foreshore Road, Learmonth Vic 3352

Indicative selling price

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

Range between $395,000 & $405,000

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 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
1	29 Foreshore Rd LEARMONTH 3352	$375,000	10/01/2026
2	47 Foreshore Rd LEARMONTH 3352	$375,000	19/12/2025
3	33 Foreshore Rd LEARMONTH 3352	$387,000	23/01/2025

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 18 months.~~

This Statement of Information was prepared on: 28/01/2026 11:41

* 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.

41 Foreshore Road, Learmonth Vic 3352

JellisCraig



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Property Type: Land
Land Size: 2898 sqm approx

Agent Comments

Indicative Selling Price
$395,000 - $405,000
No median price available

Comparable Properties



29 Foreshore Rd LEARMONTH 3352 (REI)

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Price: $375,000
Method: Private Sale
Date: 10/01/2026
Property Type: Land
Land Size: 1500 sqm approx

Agent Comments



47 Foreshore Rd LEARMONTH 3352 (REI)

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Price: $375,000
Method: Private Sale
Date: 19/12/2025
Property Type: Land
Land Size: 1370 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

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

REIV THE DIFFERENCE

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