3/6 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	224 Kennedys Lane, Darraweit Guim, 3756

Indicative selling price

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

	or range between	$2,590,000	&	$2,690,000

Median sale price

Important advice about the median sale price:

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

This Statement of Information was prepared on: 20th August 2025