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 and postcode	153 Angees Road, Elaine VIC 3334

Indicative selling price

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

Range between $1,095,000 & $1,195,000

Median sale price

Median price | Property Type Other | Suburb Elaine

Period - From 05/07/2025 to 04/01/2026 | Source Cotality™

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

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.

Address of comparable property	Price	Date of sale
46 Malones Road Lal Lal VIC 3352	$1,095,000	26/11/2025

This Statement of Information was prepared on: 05/01/2026