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	23 Barrett Street, Lancefield

Indicative selling price

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

	or range between	$295,000	&	$320,000

Median sale price

Median price	$712,000	Property type	HOUSE	Suburb	LANCEFIELD
Period - From	OCT 24	to	SEPT 25	Source	pricefinder

Comparable property sales

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. 42 Barrett Street, Lancefield	$310,000	16/07/2025
2. 20 Dunsford Street, Lancefield	$270,000	25/09/2025
3. 43 Dundas Street, Lancefield	$345,000	15/04/2025

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: 8th October 2025