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<br>Including suburb and postcode | 27 Meadowbrook Terrace, Drysdale VIC 3222 |

## Indicative selling price

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

Range between $950,000 & $975,000

## Median sale price

Median price | Property Type House | Suburb Drysdale

Period - From 09/09/2025 to 08/03/2026 | 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 |
|---|---|---|
| 12 Ridley Street Drysdale VIC 3222 | $950,000 | 06/02/2026 |
| | | |
| | | |

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 record (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: 10/03/2026