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	142 Sulky Road, Sulky, Vic 3352

Indicative selling price

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

range between $1,100,000 & $1,200,000

Median sale price

Median price $1,120,000 Property type *House* Suburb Sulky

Period - From 01/07/2025 to 30/06/2026 Source PropTrack

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 eighteen 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
134 Rose Hill Road, Invermay, VIC 3352	$1,260,000	28/05/2026
8 Raglan Street, Miners Rest, VIC 3352	$1,165,000	18/05/2026
180 Slatey Creek Road, Invermay, VIC 3352	$1,100,000	05/07/2025

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 eighteen months.~~

This Statement of Information was prepared on: 17/07/2026