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: 22 Lindsays Road, Mitchell Park Vic 3355

Indicative selling price

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

Range between: $299,000 & $320,000

Median sale price*

Median price: | Property Type: | Suburb: Mitchell Park

Period - From: | to: | Source:

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 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	48 Aquiver Tce MINERS REST 3352	$360,000	16/03/2026
2	Howe St MINERS REST 3352	$285,000	14/08/2025
3	10 Grand Junction Dr MINERS REST 3352	$315,000	20/12/2024

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 18 months.~~

This Statement of Information was prepared on: 17/04/2026 10:55

* 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.

22 Lindsays Road, Mitchell Park Vic 3355

JellisCraig



Property Type: Residential land
Land Size: 1392 sqm approx

Agent Comments

Indicative Selling Price
$299,000 - $320,000
No median price available

Comparable Properties



48 Aquiver Tce MINERS REST 3352 (REI/VG)

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Price: $360,000
Method: Private Sale
Date: 16/03/2026
Property Type: Land
Land Size: 1404 sqm approx

Agent Comments



Howe St MINERS REST 3352 (VG)

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Price: $285,000
Method: Sale
Date: 14/08/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4356 sqm approx

Agent Comments



10 Grand Junction Dr MINERS REST 3352 (REI/VG)

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Price: $315,000
Method: Private Sale
Date: 20/12/2024
Property Type: Land
Land Size: 816 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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