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	35 KULINA DRIVE LOVELY BANKS VIC 3213

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,900,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,500	Property type	Farm	Suburb	Lovely Banks
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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
240 TOWER HILL DRIVE LOVELY BANKS VIC 3213 - 1.53 Ha	$2,020,000	24-Jul-24
375 TOWER HILL DRIVE LOVELY BANKS VIC 3213 - 1.13 Ha	$1,860,000	15-Aug-24
25 EDGERTON ROAD LOVELY BANKS VIC 3213 - 2.02 Ha	$1,956,000	21-Oct-24

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: 02 December 2025

CONSUMER AFFAIRS VICTORIA

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240 TOWER HILL DRIVE LOVELY BANKS VIC 3213

4 3 7

Sold Price 1.53 Ha **$2,020,000** Sold Date **24-Jul-24**

Distance **0.75km**



375 TOWER HILL DRIVE LOVELY BANKS VIC 3213

4 2 2

Sold Price 1.13 Ha **$1,860,000** Sold Date **15-Aug-24**

Distance **1.34km**



25 EDGERTON ROAD LOVELY BANKS VIC 3213

4 2 3

Sold Price 2.02 Ha **$1,956,000** Sold Date **21-Oct-24**

Distance **1.78km**



200 ASHER ROAD LOVELY BANKS VIC 3213

4 3 10

Sold Price 1.28 Ha **$1,880,000** Sold Date **16-Mar-25**

Distance **2.13km**

RS = Recent sale **UN** = Undisclosed Sale

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