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	104 Royal Parade, Riddells Creek,3431

Indicative selling price

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

	or range between	$1,590,000	&	$1,690,000

Median sale price

Median price	$845,000	Property type	House	Suburb	Riddells Creek
Period - From	April 2025	to	March 2026	Source	Realestate.com

Comparable property sales

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: 27th April 2026