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	53 King Drive, Lancefield

Indicative selling price

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

	or range between	$1,795,000	&	$1,850,000

Median sale price

Median price	$765,000	Property type	House	Suburb	Lancefield
Period - From	April 2025	to	March 2026	Source	Realestate.com

Comparable property sales

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
30 Talbot Track, Lancefield	$1,500,000	16 May 2024
44 Tarrawarra Lane, Romsey	$1,700,000	9 May 2025
9-13 William Street, Romsey	$2,125,000	22 July 2025

This Statement of Information was prepared on: 17th April 2026