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	32-34 Queensridge Grove, Fyansford VIC 3218

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $932,500 Property Type House Suburb Fyansford

Period - From 12/11/2025 to 11/05/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
211A Aberdeen Street Newtown VIC 3220	$1,480,000	05/12/2025
60 Upper Skene Street Newtown VIC 3220	$1,400,000	05/12/2025

This Statement of Information was prepared on: 12/05/2026