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	9 ROSE AVENUE NORLANE VIC 3214

Indicative selling price

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

~~Single Price~~		or range between	$340,000	&	$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Other	Suburb	Norlane
Period-from	01 Feb 2025	to	31 Jan 2026	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
13 SALVIA STREET NORLANE VIC 3214	$370,000	12-Apr-25
148 PRINCES HIGHWAY NORLANE VIC 3214	$376,000	12-Apr-25
22 SWALLOW CRESCENT NORLANE VIC 3214	$332,000	15-Mar-25

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: 26 February 2026

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13 SALVIA STREET NORLANE VIC 3214

3 1 -

Sold Price **$370,000** Sold Date **12-Apr-25**

Distance **0.11km**



148 PRINCES HIGHWAY NORLANE VIC 3214

2 1 -

Sold Price **$376,000** Sold Date **12-Apr-25**

Distance **0.24km**



22 SWALLOW CRESCENT NORLANE VIC 3214

2 1 -

Sold Price **$332,000** Sold Date **15-Mar-25**

Distance **0.39km**

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

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