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	103 Royal Parade, Riddells Creek

Indicative selling price

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

$1,200,000	or range between		&	

Median sale price

Median price	$890,000	Property type	House	Suburb	Riddells Creek
Period - From	May 2025	to	April 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
133 Sandy Creek Road, Riddells Creek	$1,150,000	22 December 2025
400 Gap Road, Riddells Creek	$1,320,000	17 June 2025
101 Bolithos Road, Riddells Creek	$1,685,000	15 November 2025

This Statement of Information was prepared on: 14 May 2026