

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

2 Lowry Crescent, Miners Rest Vic 3352

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$650,000 Property Type House Suburb Miners Rest

Period - From 01/04/2025 to 31/03/2026 Source REIV

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
1	28 Selwyn St MINERS REST 3352	\$668,000	29/10/2025
2	8 Waterside CI MINERS REST 3352	\$675,000	29/08/2025
3	7 Capernwary Rise MINERS REST 3352	\$642,000	06/08/2025

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:

22/04/2026 11:18



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Property Type: House
Land Size: 673 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$680,000
Median House Price
 Year ending March 2026: \$650,000

Comparable Properties



28 Selwyn St MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$668,000
Method: Private Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 599 sqm approx



8 Waterside CI MINERS REST 3352 (REI/VG)

Agent Comments

4 2 4

Price: \$675,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 707 sqm approx



7 Capernway Rise MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$642,000
Method: Sale by Tender
Date: 06/08/2025
Property Type: House
Land Size: 612 sqm approx

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