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	11 Herbert Way, Bannockburn VIC 3331

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $737,500 Property Type House Suburb Bannockburn

Period - From 29/12/2025 to 28/06/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Herbert Way Bannockburn VIC 3331	$1,350,000	11/05/2026
46 Knights Park Crescent Bannockburn VIC 3331	$1,650,000	15/04/2026
11 Kelly Road Bannockburn VIC 3331	$1,270,000	07/05/2026

This Statement of Information was prepared on: 29/06/2026