Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	205 Edgars Road Little River, 3211

Indicative selling price

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

Single price	$6,000,000

Median sale price

Median price	$946,000	Property Type	ACERAGE	Suburb	LITTLE RIVER
Period - From	25-Aug-2025	to	31-Jul-2026	Source	REALESTATE.COM.AU

Comparable property sales

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 01-Sep-2026 at 3:03:37 PM AEST