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	Lot 245, 135 Great Alpine Road, Lucknow VIC 3875

Indicative selling price

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

Single price	$191,500

Median sale price

Median price	$195,000	Property type	Land	Suburb	Lucknow
Period - From	01 Sep 2024	to	31 Aug 2025	Source	Corelogic

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
24 Silvertop Street, Lucknow VIC 3875	$199,000	26-Mar-25
24 Silvertop Street, Lucknow VIC 3875	$195,000	26-Mar-25
37 Hudson Crescent, Lucknow VIC 3875	$195,000	08-Oct-24

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: 8 September 2025