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	252 Sand Road, Durham Lead Vic 3352

Indicative selling price

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

Range between $945,000 & $985,000

Median sale price

Median price $910,000 Property Type House Suburb Durham Lead

Period - From 07/04/2024 to 06/04/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	303 Sandys Hill Rd DURHAM LEAD 3352	$1,000,000	11/09/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 07/04/2025 14:18

252 Sand Road, Durham Lead Vic 3352



3 1 2

Property Type: Lifestyle
Land Size: 413500 sqm approx

Agent Comments

Indicative Selling Price
$945,000 - $985,000
Median House Price
07/04/2024 - 06/04/2025: $910,000

Comparable Properties



303 Sandys Hill Rd DURHAM LEAD 3352 (REI/VG)

3 1 4

Price: $1,000,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 80937.20 sqm approx

Agent Comments

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 eighteen months.

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