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	7a Donnybrook Road, Norlane VIC 3214

Indicative selling price

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

Range between $479,000 & $499,000

Median sale price

Median price $455,625 Property Type House Suburb Norlane

Period - From 09/10/2024 to 08/04/2025 Source price_finder

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
476 Thompson Road Norlane VIC	$470,000	04/01/2025
11 Rose Avenue Norlane VIC	$469,000	29/01/2025
8b Yooringa Avenue Norlane VIC	$500,000	21/11/2024

This Statement of Information was prepared on: 09/04/2025