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	935 Lang Lang-poowong Road, Poowong Vic 3988

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $487,000 Property Type House Suburb Poowong

Period - From 09/05/2024 to 08/05/2025 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	755 Mount Lyall Rd NYORA 3987	$1,620,000	24/01/2025
2	174 Ferriers Rd LOCH 3945	$1,600,000	28/05/2024
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: 09/05/2025 14:51

935 Lang Lang-poowong Road, Poowong Vic 3988



4 3 4

Property Type: Rural Residential
Land Size: 40468.6 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
09/05/2024 - 08/05/2025: $487,000

Comparable Properties

755 Mount Lyall Rd NYORA 3987 (VG)

- - -

Price: $1,620,000
Method: Sale
Date: 24/01/2025
Property Type: Sheep and Cattle
Land Size: 399200 sqm approx

Agent Comments



174 Ferriers Rd LOCH 3945 (REI/VG)

3 1 4

Price: $1,600,000
Method: Private Sale
Date: 28/05/2024
Property Type: Rural (All Types)
Land Size: 526091.80 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.

Account - Marshall White | P: 03 9822 9999

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