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	18 Remembrance Drive, Cardigan Vic 3352

Indicative selling price

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

Range between $500,000 & $520,000

Median sale price

Median price $565,000 Property Type Vacant land Suburb Cardigan

Period - From 11/02/2025 to 10/02/2026 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 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
1	33 Spearwood Rd CARDIGAN 3352	$576,000	15/10/2025
2	1b Gleno Ct CARDIGAN 3352	$490,000	09/09/2025
3	16a Remembrance Dr CARDIGAN 3352	$625,000	27/03/2025

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: 11/02/2026 11:17

18 Remembrance Drive, Cardigan Vic 3352

Lisa Horvat
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Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $520,000
Median Land Price
11/02/2025 - 10/02/2026: $565,000

Comparable Properties



33 Spearwood Rd CARDIGAN 3352 (REI/VG)
- - -

Price: $576,000
Method: Private Sale
Date: 15/10/2025
Property Type: Land
Land Size: 2000 sqm approx

Agent Comments



1b Gleno Ct CARDIGAN 3352 (VG)
- - -

Price: $490,000
Method: Sale
Date: 09/09/2025
Property Type: Land
Land Size: 2013 sqm approx

Agent Comments



16a Remembrance Dr CARDIGAN 3352 (REI/VG)
- - -

Price: $625,000
Method: Private Sale
Date: 27/03/2025
Property Type: Land
Land Size: 2001 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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