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	22 Drews Road, Marshall VIC 3216

Indicative selling price

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

Range between $630,000 & $660,000

Median sale price

Median price $625,000 Property Type House Suburb Marshall

Period - From 15/02/2025 to 14/08/2025 Source core_logic

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
25 Killarney Avenue Grovedale VIC 3216	$660,000	23/07/2025
6 Reedy Link Marshall VIC 3216	$645,000	02/07/2025
2 Doolin Close Grovedale VIC 3216	$691,000	12/06/2025

This Statement of Information was prepared on: 15/08/2025