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	12 Stevenson Road, Bannockburn VIC 3331

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $705,500 Property Type House Suburb Bannockburn

Period - From 15/04/2025 to 14/10/2025 Source Cotality™

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
33 Giles Drive Bannockburn	$1,300,000	16/12/2024
119 Stevenson Road Bannockburn	$1,400,000	19/09/2024
33 Glennette Court Bannockburn	$1,300,000	19/08/2025

This Statement of Information was prepared on: 15/10/2025