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	24 Ironbark Street, Waurn Ponds VIC 3216

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $750,000 Property Type House Suburb Waurn Ponds

Period - From 13/04/2025 to 12/10/2025 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
67 Moruya Drive Grovedale VIC 3216	$780,000	11/08/2025
12 Bordeaux Drive Waurn Ponds VIC 3216	$815,500	01/07/2025
32 Monterey Drive Waurn Ponds VIC 3216	$790,000	04/06/2025

This Statement of Information was prepared on: 13/10/2025