Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Derribong Way, Clifton Springs VIC 3222

Indicative selling price

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

Range between $660,000 & $695,000

Median sale price

Median price $655,000 Property Type House Suburb Clifton Springs

Period - From 05/05/2025 to 04/11/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
24 Bullimah Avenue Clifton Springs VIC 3222	$670,000	12/07/2025
35 Bunganowee Drive Clifton Springs VIC 3222	$660,000	05/07/2025
16 Derribong Way Clifton Springs VIC 3222	$695,000	04/07/2025

This Statement of Information was prepared on: 05/11/2025