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	25 Cambridge Street, Inverleigh VIC 3321

Indicative selling price

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

Range between $1,099,000 & $1,199,000

Median sale price

Median price $790,000 Property Type House Suburb Inverleigh

Period - From 03/11/2024 to 02/11/2025 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
81 Cleveland Drive Inverleigh VIC 3321	$1,170,000	06/11/2024
229 Hopes Plains Road Inverleigh VIC 3321	$1,170,000	21/08/2025
53 Argyle Park Court Inverleigh	$1,150,000	02/07/2025

This Statement of Information was prepared on: 04/11/2025