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	8 Lilly Pilly Way, Mount Duneed VIC 3217

Indicative selling price

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

Range between $625,000 & $687,500

Median sale price

Median price $697,500 Property Type House Suburb Mount Duneed

Period - From 18/05/2025 to 17/11/2025 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
60 Giovanni Drive Charlemont VIC 3217	$650,000	13/11/2025
3 Bligh Street Charlemont VIC 3217	$630,000	11/11/2025
29 Vaughan Drive Armstrong Creek VIC 3217	$639,000	28/10/2025

This Statement of Information was prepared on: 18/11/2025