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 Riceflower Rd, Bannockburn Vic 3331

Indicative selling price

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

Range between $365,000 & $401,500

Median sale price

Median price $489,500 Property Type Vacant land Suburb Bannockburn

Period - From 30/05/2024 to 29/05/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	119c Red Gum Dr TEESDALE 3328	$375,000	10/04/2025
2	20 Harvest Ct LETHBRIDGE 3332	$390,000	18/03/2025
3	119e Red Gum Dr TEESDALE 3328	$375,000	26/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/05/2025 16:22

18 Riceflower Rd, Bannockburn Vic 3331



Property Type: Land
Land Size: 598 sqm approx

Agent Comments

Indicative Selling Price
$365,000 - $401,500
Median Land Price
30/05/2024 - 29/05/2025: $489,500

Comparable Properties



119c Red Gum Dr TEESDALE 3328 (REI/VG)

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Price: $375,000
Method: Private Sale
Date: 10/04/2025
Property Type: Land (Res)
Land Size: 4059 sqm approx

Agent Comments



20 Harvest Ct LETHBRIDGE 3332 (REI/VG)

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Price: $390,000
Method: Private Sale
Date: 18/03/2025
Property Type: Land
Land Size: 4869 sqm approx

Agent Comments



119e Red Gum Dr TEESDALE 3328 (REI/VG)

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Price: $375,000
Method: Private Sale
Date: 26/02/2025
Property Type: Land
Land Size: 4153 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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