

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

68-70 FAITH STREET DIMBOOLA VIC 3414

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$65,000	&	\$75,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$68,500	Property type	Land	Suburb	Dimboola
Period-from	01 Dec 2024	to	30 Nov 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 18 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
68-70 FAITH STREET DIMBOOLA VIC 3414	\$62,000	11-Sep-25
90 FAITH STREET DIMBOOLA VIC 3414	\$49,500	01-Nov-25
8 PARK STREET DIMBOOLA VIC 3414	\$119,000	18-Jun-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 December 2025

**68-70 FAITH STREET DIMBOOLA VIC 3414**

Sold Price

\$62,000 Sold Date **11-Sep-25**

Distance

0km**90 FAITH STREET DIMBOOLA VIC 3414**

Sold Price

\$49,500 Sold Date **01-Nov-25**

Distance

0.23km**8 PARK STREET DIMBOOLA VIC 3414**

Sold Price

\$119,000 Sold Date **18-Jun-25**

Distance

1.88km**10 PARK STREET DIMBOOLA VIC 3414**

Sold Price

\$119,900 Sold Date **20-Aug-25**

Distance

1.88km**RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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