

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 | 21 LOMANDRA WAY MANSFIELD VIC 3722 |
|---|------------------------------------|

Indicative selling price

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

| | | | | | |
|--------------|-----------|---------------------|--|---|--|
| Single Price | \$335,000 | or range between | | & | |
|--------------|-----------|---------------------|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$402,500 | Property type | Land | Suburb | Mansfield |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|--|-----------|--------------|
| 15 GREENSLOPES AVENUE MANSFIELD VIC 3722 | \$370,000 | 20-Jul-25 |
| 3 SCENIC DRIVE MANSFIELD VIC 3722 | \$360,000 | 03-Jun-25 |
| 55 DONOVANS WAY MANSFIELD VIC 3722 | \$422,000 | 31-Jul-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: 23 January 2026



**15 GREENSLOPES AVENUE
MANSFIELD VIC 3722**



Sold Price **\$370,000** Sold Date **20-Jul-25**

Distance **0.44km**



**3 SCENIC DRIVE MANSFIELD VIC
3722**



Sold Price **\$360,000** Sold Date **03-Jun-25**

Distance **0.44km**



**55 DONOVANS WAY MANSFIELD
VIC 3722**



Sold Price **\$422,000** Sold Date **31-Jul-25**

Distance **0.66km**



**73 DONOVANS WAY MANSFIELD
VIC 3722**



Sold Price **\$370,000** Sold Date **07-Nov-24**

Distance **0.9km**



**14 BANKSIA STREET MANSFIELD
VIC 3722**



Sold Price **\$355,000** Sold Date **19-Feb-25**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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