

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 or
locality and postcode

Lot 5 Salau Road, Axe Creek VIC 3551 (Lot 5 LP145302)

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), do not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
119 Lemon Tree Lane, Sedgwick VIC 3551	\$510,000	01/05/24
56 Wicker Court, Sedgwick VIC 3551	\$545,000	28/04/25
Lot 4 Axe Creek Road, Axe Creek VIC 3551	\$600,000	21/08/25

This Statement of Information was prepared on: 18/11/25