

# 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

280 Prendergasts Road, Pastoria

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price N/A Property type HOUSE Suburb Pastoria

Period - From March 2024 to April 2025 Source Pricefinder.com.au

### Comparable property sales

**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              |
|--------------------------------|-------------|---------------------------|
| 1. 24 Egans Lane, Newham       | \$2,450,000 | 20 <sup>th</sup> Nov 2024 |
| 2. 148 Jim Road, Newham        | \$1,520,000 | 22 <sup>nd</sup> Nov 2024 |
| 3. 214 Boundary Road, Kyneton  | \$2,000,000 | 9 <sup>th</sup> Dec 2024  |

**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: 28<sup>th</sup> May 2025