

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

4 Gwen Place, Lancefield 3435

Indicative selling price

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

or range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$740,000 Property type House Suburb Lancefield

Period - From March 2025 to February 2026 Source Realestate.com

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
54 Chauncey Street, Lancefield	\$1,518,153	11 November 2025
28 Main Road, Lancefield	\$920,000	25 July 2025
99 High Street, Lancefield	\$1,575,000	12 February 2025

This Statement of Information was prepared on: 12th March 2026