

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

103 Royal Parade, Riddells Creek

Indicative selling price

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

or range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$890,000

Property type

House

Suburb

Riddells Creek

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

133 Sandy Creek Road, Riddells Creek	\$1,150,000	22 December 2025
400 Gap Road, Riddells Creek	\$1,320,000	17 June 2025
101 Bolithos Road, Riddells Creek	\$1,685,000	15 November 2025

This Statement of Information was prepared on: 20th March 2026