

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

7A Noel Street, Lancefield

Indicative selling price

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

or range between

\$575,000

&

\$625,000

Median sale price

Median price

\$765,000

Property type

House

Suburb

Lancefield

Period - From

April 2025

to

March 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

18 Dunsford Street, Lancefield	\$540,000	4 February 2026
46 Dunsford Street, Lancefield	\$610,000	2 May 2025
26 Dundas Street, Lancefield	\$712,000	18 June 2025

This Statement of Information was prepared on: 16 April 2026