

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

3114 Melbourne-Lancefield Road, Romsey

Indicative selling price

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

or range between \$2,420,000 & \$2,490,000

Median sale price

Median price

\$803,750

Property type

House

Suburb

Romsey

Period - From

September 2024

to

August 2025

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

50 Stanway Drive, Romsey	\$2,100,000	30 November 2024
92 Embley Court, Romsey	\$3,015,000	21 December 2021
33 Ochiltree Court, Romsey	\$2,260,000	16 January 2024

This Statement of Information was prepared on: 25 September 2025