

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 and
postcode

2/34 MAHONEYS ROAD RIDDELLS CREEK VIC 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$575,000	&	\$595,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$560,000	Property type	Unit	Suburb	Riddells Creek
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

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
5/26 MAHONEYS ROAD RIDDELLS CREEK VIC 3431	\$580,000	21-Nov-25
1/42 MAHONEYS ROAD RIDDELLS CREEK VIC 3431	\$580,000	18-Dec-25
9/26 MAHONEYS ROAD RIDDELLS CREEK VIC 3431	\$570,000	05-Jan-26

OR

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: 14 January 2026

**5/26 MAHONEYS ROAD RIDDELLS CREEK VIC 3431**

3 2 2

^{RS} **\$580,000** Sold Date **21-Nov-25**Distance **0.14km****1/42 MAHONEYS ROAD RIDDELLS CREEK VIC 3431**

3 1 2

Sold Date **18-Dec-25**Distance **0.08km****9/26 MAHONEYS ROAD RIDDELLS CREEK VIC 3431**

3 2 2

^{RS} **\$570,000** Sold Date **05-Jan-26**Distance **0.14km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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