

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

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### Property offered for sale

Address Including suburb and postcode	21 MARY CRESCENT, TIMBOON, VIC 3268
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$210,000
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### Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

### Comparable property sales

The estate agent or agents 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: 29/01/2025

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### Property offered for sale

Address Including suburb and postcode	13 MARY CRESCENT, TIMBOON, VIC 3268
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$195,000
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### Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

### Comparable property sales

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Property offered for sale


Address Including suburb and postcode	11 MARY CRESCENT, TIMBOON, VIC 3268
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$185,000
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Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source		

Comparable property sales

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## Statement of Information

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### Property offered for sale

Address  
Including suburb and  
postcode

3 MARY CRESCENT, TIMBOON, VIC 3268

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$190,000

### Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

Source

pricefinder

### Comparable property sales

The estate agent or agents 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:

31/01/2025

Statement of Information

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Property offered for sale


Address Including suburb and postcode	12 MARY CRESCENT, TIMBOON, VIC 3268
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$180,000
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Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source		

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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### Property offered for sale

Address Including suburb and postcode	17 MARY CRESCENT, TIMBOON, VIC 3268
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$295,000
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### Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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### Property offered for sale


Address Including suburb and postcode	15 MARY CRESCENT, TIMBOON, VIC 3268
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$200,000
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### Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source		

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Property offered for sale


Address Including suburb and postcode	10 MARY CRESCENT, TIMBOON, VIC 3268
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:	\$180,000
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Median sale price

Median price	\$266,000	Property type	Other	Suburb	TIMBOON
Period	01 January 2024 to 31 December 2024		Source		

Comparable property sales

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Property offered for sale

Address  
Including suburb and  
postcode

9 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$190,000

Median sale price

Median price

\$287,500

Property type

Other


Suburb

TIMBOON

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 MARY CRES, TIMBOON, VIC 3268	\$195,000	08/08/2024
1 MARY CRES, TIMBOON, VIC 3268	\$170,000	01/05/2025
13 HOSPITAL RD, TIMBOON, VIC 3268	\$165,000	07/07/2025

This Statement of Information was prepared on:

19/12/2025