

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**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$210,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

Source

pricfinder

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

Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

13 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$195,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

Source

 pricfinder

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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

Single Price:

\$190,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

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 pricfinder

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Property offered for sale

Address
Including suburb and
postcode

12 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

Source

 pricfinder

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Property offered for sale

Address
Including suburb and
postcode

17 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

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Property offered for sale

Address
Including suburb and
postcode

15 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$200,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December 2024

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Property offered for sale

Address
Including suburb and
postcode

10 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

\$266,000

Property type

Other

Suburb

TIMBOON

Period

01 January 2024 to 31 December
2024

Source

pricfinder

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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

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

pricfinder

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

Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

31 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$185,000

Property type

Other

Suburb

TIMBOON

Period

01 April 2025 to 31 March 2026

Source

 pricfinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 MARY CRES, TIMBOON, VIC 3268	\$170,000	01/05/2025
13 HOSPITAL RD, TIMBOON, VIC 3268	\$165,000	07/07/2025
11 MARY CRES, TIMBOON, VIC 3268	\$185,000	05/01/2026

This Statement of Information was prepared on:

01/05/2026

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Including suburb and
postcode

33 MARY CRESCENT, TIMBOON, VIC 3268

Indicative selling price

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Single Price:

\$165,000

Median sale price

Median price

\$185,000

Property type

Other

Suburb

TIMBOON

Period

01 April 2025 to 31 March 2026

Source

 pricfinder

Comparable property sales

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Address of comparable property

Price

Date of sale

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13 HOSPITAL RD, TIMBOON, VIC 3268	\$165,000	07/07/2025
11 MARY CRES, TIMBOON, VIC 3268	\$185,000	05/01/2026

This Statement of Information was prepared on:

01/05/2026