

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

2/167 Howe Street, Miners Rest Vic 3352

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$285,000

Property Type

Vacant land

Suburb

Miners Rest

Period - From

17/12/2024

to

16/12/2025

Source

Property Data

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
1	33 Spearwood Rd CARDIGAN 3352	\$576,000	15/10/2025
2	21 Lancewood St CARDIGAN 3352	\$587,000	11/09/2025
3	14 Centenary St CARDIGAN 3352	\$580,000	25/08/2025

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:

17/12/2025 15:56



Property Type: Land
Land Size: 2024 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median Land Price
17/12/2024 - 16/12/2025: \$285,000

Comparable Properties

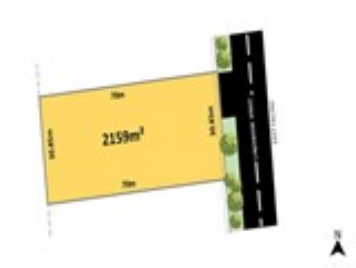


33 Spearwood Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$576,000
Method: Private Sale
Date: 15/10/2025
Property Type: Land
Land Size: 2000 sqm approx



21 Lancewood St CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$587,000
Method: Private Sale
Date: 11/09/2025
Property Type: Land
Land Size: 2159 sqm approx



14 Centenary St CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 25/08/2025
Property Type: Land (Res)
Land Size: 1998 sqm approx