

# 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

13 Whittakers Lane, Talbot Vic 3371

### Indicative selling price

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

Range between \$85,000 & \$90,000

### Median sale price

Median price \$200,000 Property Type Vacant land Suburb Talbot

Period - From 16/03/2025 to 15/03/2026 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	14 Gladstone St TALBOT 3371	\$90,000	19/05/2025
2	1 Whittakers La TALBOT 3371	\$72,000	07/03/2025
3	47 Brougham St TALBOT 3371	\$70,000	17/09/2024

**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:

16/03/2026 15:10