

Statement of Information Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 8/140-142 Main Road, Riddells Creek, Vic 3431

Indicative selling price

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

range between \$660,000 & \$690,000

Median sale price

Median price \$600,000 Property type Unit Suburb Riddells Creek

Period - From 01/07/2025 to 30/06/2026 Source  PropTrack

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 eighteen 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
9/142 Main Rd, Riddells Creek, VIC 3431	\$660,000	17/12/2025
2/142 Main Rd, Riddells Creek, VIC 3431	\$670,000	05/12/2025
7/142 Main Rd, Riddells Creek, VIC 3431	\$690,000	14/07/2025

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 eighteen months.

This Statement of Information was prepared on: 08/07/2026