

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 and
postcode

LOT 20 & 21 DUFFUS STREET KOROIT VIC 3282

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Medium

Price

\$300,000

Property type

Land

Suburb

Koroit

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

Lot 11 KOROIT-PORT FAIRY ROAD CROSSLEY VIC 3282	\$400,000	20-Jun-24
61 ANNE STREET KOROIT VIC 3282	\$440,000	16-Dec-24
105 BARLINGS ROAD CROSSLEY VIC 3283	\$487,500	04-Aug-25

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: 29 October 2025


**223 PENSURST-WARRNAMBOOL
ROAD KOROIT VIC 3282**

Sold Price

\$335,000

Sold Date

27-Aug-24


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2

Distance

0.73km

61 ANNE STREET KOROIT VIC 3282

Sold Price

\$440,000

Sold Date

16-Dec-24


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Distance

3.3km

**105 BARLINGS ROAD CROSSLEY
VIC 3283**

Sold Price

\$487,500

Sold Date

04-Aug-25


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Distance

3.17km
RS = Recent sale

UN = Undisclosed Sale

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