

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

576 THOMPSON ROAD NORLANE VIC 3214

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Norlane

Period-from

01 Sep 2025

to

31 Aug 2026

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

554 THOMPSON ROAD NORLANE VIC 3214	\$550,000	10-Apr-26
70 THE BOULEVARD NORLANE VIC 3214	\$550,000	25-Mar-26
3 SPRUHAN AVENUE NORLANE VIC 3214	\$550,000	22-Dec-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.

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PROPERTY GROUP

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**554 THOMPSON ROAD NORLANE
VIC 3214**

3 1 2

Sold Price

\$550,000

Sold Date **10-Apr-26**

Distance **0.17km**



**70 THE BOULEVARD NORLANE
VIC 3214**

3 1 1

Sold Price

Sold Date **25-Mar-26**

Distance **0.98km**



**3 SPRUHAN AVENUE NORLANE
VIC 3214**

3 1 2

Sold Price

Sold Date **22-Dec-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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