

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 4 ARNOLDS ROAD, DEREEL VIC 3352

Indicative selling price

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

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$246,500

Property type

Land

Suburb

Dereel

Period-from

01 Jun 2025

to

31 May 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

388 FERRERS ROAD DEREEL VIC 3352	\$280,000	10-Sep-25
74 BLISS ROAD DEREEL VIC 3352	\$262,500	26-Nov-25
FERRERS ROAD DEREEL VIC 3352	\$290,000	01-Feb-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: 08.09.2026


388 FERRERS ROAD DEREEL VIC 3352

Sold Price

\$280,000

Sold Date

10-Sep-25


Distance

2.47km

74 BLISS ROAD DEREEL VIC 3352

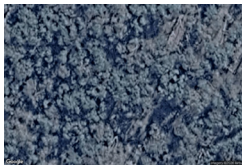
Sold Price

\$262,500

Sold Date

26-Nov-25


Distance

3.76km

FERRERS ROAD DEREEL VIC 3352

Sold Price

\$290,000

Sold Date

01-Feb-25


Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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