

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

2 CROTON LANE MADDINGLEY VIC 3340

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

\$639,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Maddingley

Period-from

01 Aug 2024

to

31 Jul 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

19 SUBLIME POINT ROAD BACCHUS MARSH VIC 3340	\$650,000	09-Apr-25
37 MCLACHLAN STREET BACCHUS MARSH VIC 3340	\$670,000	25-Mar-25
2 STONEHILL DRIVE MADDINGLEY VIC 3340	\$650,000	08-Dec-24

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: 07 August 2025

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**19 SUBLIME POINT ROAD
 BACCHUS MARSH VIC 3340**

 3  2  2

Sold Price **\$650,000** Sold Date **09-Apr-25**

Distance **0.78km**

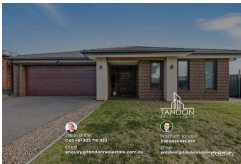


**37 MCLACHLAN STREET BACCHUS
 MARSH VIC 3340**

 3  2  2

Sold Price **\$670,000** Sold Date **25-Mar-25**

Distance **1.11km**



**2 STONEHILL DRIVE MADDINGLEY
 VIC 3340**

 4  2  2

Sold Price **\$650,000** Sold Date **08-Dec-24**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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