Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	37/50 Peter Thomson Drive Fingal, 3939

Indicative selling price

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

Price range	$440,000 - $460,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales (*Delete A or B below as applicable) A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

(*Delete house or unit as applicable)

Median price	$1,912,000	House		Suburb or locality	Fingal, Vic 3939
Period - From	Feb 2025	to	Jan 2026	Source	Realestate.com.au

Comparable property sales.

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 9th February 2026

COUPERS LIFESTYLE PROPERTIES
MOONAH LINKS, FINGAL VICTORIA 3939

09/02/2026