Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Landy Road, Jacana Vic 3047

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $655,500 Property Type House Suburb Jacana

Period - From 01/07/2025 to 30/06/2026 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	18 Lichfield Av JACANA 3047	$444,000	25/07/2026
2	23a Robinson St JACANA 3047	$617,000	11/04/2026
3	3/34 Bliburg St JACANA 3047	$543,000	14/03/2026

OR

~~**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 six months.~~

This Statement of Information was prepared on: 28/08/2026 09:43

1 Landy Road, Jacana Vic 3047

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au



3 2 2

Rooms: 4
Property Type: House
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
Year ending June 2026: $655,500

Comparable Properties



18 Lichfield Av JACANA 3047 (REI)

2 1 1

Price: $444,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



23a Robinson St JACANA 3047 (REI)

2 1 2

Price: $617,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments



3/34 Bliburg St JACANA 3047 (REI)

2 1 2

Price: $543,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)
Land Size: 136 sqm approx

Agent Comments

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