

## 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

23 COACH ROAD INDENTED HEAD VIC 3223

### Indicative selling price

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

Single Price

or range  
between

\$970,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Indented Head

Period-from

01 Dec 2024

to

30 Nov 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

|   |             |           |
|---|-------------|-----------|
| 17 CAIRNES STREET INDENTED HEAD VIC 3223    | \$1,010,000 | 11-Nov-25 |
| 58-60 GLENRANA DRIVE INDENTED HEAD VIC 3223 | \$1,100,000 | 07-Nov-25 |
| 37 GRIEVE AVENUE INDENTED HEAD VIC 3223     | \$940,000   | 10-Jan-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: 11 December 2025


**17 CAIRNES STREET INDENTED  
HEAD VIC 3223**
 3  2  2

 Sold Price **\$1,010,000** Sold Date **11-Nov-25**

 Distance **1.83km**

**58-60 GLENRANA DRIVE  
INDENTED HEAD VIC 3223**
 4  2  6

 Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **07-Nov-25**

 Distance **1.87km**

**37 GRIEVE AVENUE INDENTED  
HEAD VIC 3223**
 4  2  2

 Sold Price **\$940,000** Sold Date **10-Jan-25**

 Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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