

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

111 BARRANDS LANE DRYSDALE VIC 3222

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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Drysdale

Period-from

01 Mar 2025

to

28 Feb 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

101 BARRANDS LANE DRYSDALE VIC 3222	\$585,000	25-Jun-25
91 CLIFTON SPRINGS ROAD DRYSDALE VIC 3222	\$620,000	16-Jun-25
35 SERENE TERRACE DRYSDALE VIC 3222	\$635,000	05-Feb-26

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: 30 March 2026


**101 BARRANDS LANE DRYSDALE
VIC 3222**
 3  1  2

Sold Price

\$585,000

Sold Date

25-Jun-25

Distance

0.12km

**91 CLIFTON SPRINGS ROAD
DRYSDALE VIC 3222**
 3  2  1

Sold Price

\$620,000

Sold Date

16-Jun-25

Distance

0.65km

**35 SERENE TERRACE DRYSDALE
VIC 3222**
 3  2  -

Sold Price

\$635,000

Sold Date

05-Feb-26

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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