

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5A Station Street, Drysdale, Vic 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$395,000 & \$425,000

### Median sale price

Median price \$550,000 Property type Land Suburb Drysdale

Period - From April 2025 to March 2026 Source Realestate.com.au

### Comparable property sales

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**

Address of comparable property	Price	Date of Sale
2 Plough Drive, Curlewis, Vic 3222	\$361,000	18/08/2025
29 Viewside Circuit, Drysdale, Vic 3222	\$465,000	11/12/2025
15 Ridley St, Drysdale Vic 3222	\$430,000	29/07/2025

This Statement of Information was prepared on: 14/04/2026