

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

112 GREAT ALPINE ROAD BRUTHEN VIC 3885

Indicative selling price

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

Single Price

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Farm

Suburb

Bruthen

Period-from

01 May 2025

to

30 Apr 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

50 THE RIVERSIDE NICHOLSON VIC 3882	\$710,000	07-Nov-25
45 HEATHS ROAD METUNG VIC 3904	\$715,000	15-Apr-25
31 CUNNINGHAM COURT SWAN REACH VIC 3903	\$720,000	19-Nov-24

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: 06 May 2026

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50 THE RIVERSIDE NICHOLSON VIC 3882

 3  2  5

Sold Price

\$710,000

Sold Date **07-Nov-25**

Distance

13.89km



45 HEATHS ROAD METUNG VIC 3904

 5  3  2

Sold Price

\$715,000

Sold Date **15-Apr-25**

Distance

19.92km



31 CUNNINGHAM COURT SWAN REACH VIC 3903

 3  2  2

Sold Price

\$720,000

Sold Date **19-Nov-24**

Distance

13.44km

RS = Recent sale

UN = Undisclosed Sale

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