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Value Partner Program Pty Ltd T/A Plus Agency Services (Vic)
Level 3, 489 Toorak Road Toorak VIC 3142
Agent No: 094063L

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1201 Dunolly Timor Road, Timor Vic 3465

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$150,000 or range between \$* & \$

Median sale price

Median price \$ Property Type Suburb or Locality Maryborough, Victoria
Period - From 05/03/2026 to 02/07/2026 Source RP Data Core Logic

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
1 16 Douglas Street, Maryborough Vic 3465	\$165,000	05/06/2026
2 154 Maryborough Dunolly Road, Maryborough Vic 3465	\$110,000	02/07/2026
3 8 Currawong Court, Maryborough Vic 3465	\$185,500	05/03/2026

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: 16/09/2026