

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

129 SPARKS ROAD NORLANE VIC 3214

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Norlane

Period-from

01 Jun 2025

to

31 May 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

121 SPARKS ROAD NORLANE VIC 3214	\$535,000	15-May-25
5 YOORINGA AVENUE NORLANE VIC 3214	\$555,000	18-Jun-26
79 FORSTER STREET NORLANE VIC 3214	\$550,000	28-Apr-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: 25 June 2026



121 SPARKS ROAD NORLANE VIC 3214

Sold Price

\$535,000

Sold Date

15-May-25



3



1



2

Distance

0.06km



5 YOORINGA AVENUE NORLANE VIC 3214

Sold Price

^{RS} **\$555,000**

Sold Date

18-Jun-26



3



1



2

Distance

0.63km



79 FORSTER STREET NORLANE VIC 3214

Sold Price

\$550,000

Sold Date

28-Apr-26



3



1



5

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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