

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

18 ROYCROFT STREET BARANDUDA VIC 3691

Indicative selling price

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

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Baranduda

Period-from

01 Apr 2025

to

31 Mar 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

23 BAYLIS STREET BARANDUDA VIC 3691	\$850,000	18-Aug-25
11 PRO HART DRIVE BARANDUDA VIC 3691	\$852,500	15-Dec-25
40 BAYLIS STREET BARANDUDA VIC 3691	\$850,000	24-Sep-25

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.~~

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**23 BAYLIS STREET BARANDUDA
VIC 3691**

 5  2  2

Sold Price **\$850,000** Sold Date **18-Aug-25**

Distance **0.31km**



**11 PRO HART DRIVE BARANDUDA
VIC 3691**

 4  2  4

Sold Price **\$852,500** Sold Date **15-Dec-25**

Distance **0.83km**



**40 BAYLIS STREET BARANDUDA
VIC 3691**

 4  2  2

Sold Price **\$850,000** Sold Date **24-Sep-25**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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