

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

231 BOYLES LANE LOCKWOOD VIC 3551

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

\$495,000

&

\$520,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
1047 CALDER ALTERNATIVE HIGHWAY LOCKWOOD VIC 3551	\$342,000	29-Jan-26
828 CALDER ALTERNATIVE HIGHWAY LOCKWOOD SOUTH VIC 3551	-	18-Feb-25
LOT 1 CALDER HIGHWAY RAVENSWOOD VIC 3453	-	-

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 March 2026



**1047 CALDER ALTERNATIVE
HIGHWAY LOCKWOOD VIC 3551**

1 1 -

Sold Price

\$342,000

Sold Date

29-Jan-26

Distance

1.2km



**828 CALDER ALTERNATIVE
HIGHWAY LOCKWOOD SOUTH VIC
3551**

- - -

Sold Price

- Sold Date

18-Feb-25

Distance

3.16km



**LOT 1 CALDER HIGHWAY
RAVENSWOOD VIC 3453**

- - -

Sold Price

Sold Date

-

Distance

16.43km

RS = Recent sale

UN = Undisclosed Sale

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