

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 or
locality and postcode

2363 Shoreline Drive, The Honeysuckles Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,950

Median sale price

Median price

\$560,000

Property Type

House

Suburb

The Honeysuckles

Period - From

08/05/2025

to

07/05/2026

Source

Property Data

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	21 Grenfell Dr THE HONEYSUCKLES 3851	\$500,000	30/04/2026
2	2332 Shoreline Dr THE HONEYSUCKLES 3851	\$475,000	02/04/2026
3	3-5 Maffra St THE HONEYSUCKLES 3851	\$453,000	05/04/2025

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:

08/05/2026 16:25

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$499,950

Median House Price
08/05/2025 - 07/05/2026: \$560,000



Property Type: House (Previously Occupied - Detached)
Land Size: 1207 sqm approx
Agent Comments

Comparable Properties



21 Grenfell Dr THE HONEYSUCKLES 3851 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 30/04/2026
Property Type: House
Land Size: 1300 sqm approx



2332 Shoreline Dr THE HONEYSUCKLES 3851 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 703 sqm approx



3-5 Maffra St THE HONEYSUCKLES 3851 (REI)

Agent Comments



Price: \$453,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 1345 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690