

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

33 Harris Road, Ventnor Vic 3922

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$590,000 Property Type Vacant land Suburb Ventnor

Period - From 04/06/2025 to 03/06/2026 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	12 Boat Creek Rd VENTNOR 3922	\$546,000	09/01/2026
2	12a Bellavista Rd COWES 3922	\$610,000	20/03/2025
3	6 Mcrae Av COWES 3922	\$720,000	25/01/2025

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:

04/06/2026 10:47



Property Type: Land
Land Size: 910 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Land Price
04/06/2025 - 03/06/2026: \$590,000

Comparable Properties



12 Boat Creek Rd VENTNOR 3922 (REI/VG)

Agent Comments



Price: \$546,000
Method: Private Sale
Date: 09/01/2026
Property Type: Land
Land Size: 630 sqm approx



12a Bellavista Rd COWES 3922 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 20/03/2025
Property Type: Land
Land Size: 600 sqm approx



6 Mcrae Av COWES 3922 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 25/01/2025
Property Type: Land
Land Size: 664 sqm approx

Account - Atria Real Estate