

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

38 Forster Street, Norlane VIC 3214

Indicative selling price

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

Range between

\$615,000

&

\$665,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Norlane

Period - From

18/11/2025

to

18/05/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Pettitt Crescent Norlane VIC 3214	\$625,000	05/03/2026
23 Gerbera Avenue Norlane VIC 3214	\$635,000	13/03/2026
33 Gardenia Grove Norlane VIC 3214	\$661,000	18/03/2026

This Statement of Information was prepared on:

19/05/2026