

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

51 ST GEORGES ROAD NORLANE VIC 3214

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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Norlane

Period-from

01 Sep 2025

to

31 Aug 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

10 ZINNIA STREET NORLANE VIC 3214	\$600,000	14-Apr-26
131 STATION STREET NORLANE VIC 3214	\$565,000	16-Sep-25
27 ONTARIO AVENUE CORIO VIC 3214	\$573,008	16-Feb-26

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: 07 September 2026


10 ZINNIA STREET NORLANE VIC 3214
 3  1  3

Sold Price

\$600,000

Sold Date

14-Apr-26

Distance

0.2km

131 STATION STREET NORLANE VIC 3214
 3  1  1

Sold Price

\$565,000

Sold Date

16-Sep-25

Distance

0.25km

27 ONTARIO AVENUE CORIO VIC 3214
 3  -  2

Sold Price

\$573,008

Sold Date

16-Feb-26

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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