

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

52 Walkers Lane, Mount Egerton Vic 3352

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$710,000

Property Type House

Suburb Mount Egerton

Period - From 09/09/2025

to

08/09/2026

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 eighteen 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	14 Steetley La MOUNT EGERTON 3352	\$1,270,000	03/10/2025
2	248 Sharrocks Rd MOUNT EGERTON 3352	\$1,200,000	16/04/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

09/09/2026 10:10



4 2 2

Rooms: 2
Property Type: House
Land Size: 3884 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 09/09/2025 - 08/09/2026: \$710,000

Comparable Properties



14 Steetley La MOUNT EGERTON 3352 (REI/VG)

Agent Comments

4 2 10

Price: \$1,270,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 4008 sqm approx



248 Sharrocks Rd MOUNT EGERTON 3352 (REI/VG)

Agent Comments

3 1 7

Price: \$1,200,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 50221.53 sqm approx

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 eighteen months.

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