

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Illawarra Way, Clifton Springs

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$580,000 & \$635,000

## Median sale price

Median price \$652,600 Property type Residential House Suburb Clifton Springs

Period - From April 2024 to May 2025 Source Realestate.com.au

## Comparable property sales

- B** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 23/05/2025