

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 Baldrys Road, Main Ridge Vic 3928

Indicative selling price

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

Single price

\$11,000,000

Median sale price

Median price

\$2,900,000

Property Type

House

Suburb

Main Ridge

Period - From

25/03/2025

to

24/03/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/03/2026 14:12



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 236200 sqm approx
Agent Comments

Indicative Selling Price
\$11,000,000
Median House Price
25/03/2025 - 24/03/2026: \$2,900,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.