

# 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

99 Clarkes Road, Fyansford VIC 3218

### Indicative selling price

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

Range between

\$829,000

&

\$869,000

### Median sale price

Median price

\$955,000

Property Type

House

Suburb

Fyansford

Period - From

08/12/2025

to

07/06/2026

Source

price\_finder

### 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 |
|------------------------------------|-----------|--------------|
| 78 Clarkes Road Fyansford VIC      | \$833,000 | 20/03/2026   |
| 54 Clarkes Road Fyansford VIC      | \$860,000 | 10/04/2026   |
| 23 Salisbury Circuit Fyansford VIC | \$835,000 | 23/03/2026   |

This Statement of Information was prepared on:

09/06/2026