

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

4 WATER RIBBON VIEW BANNOCKBURN VIC 3331

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Bannockburn

Period-from

01 May 2025

to

30 Apr 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

94 DARDEL DRIVE BANNOCKBURN VIC 3331	\$399,000	08-May-25
96 DARDEL DRIVE BANNOCKBURN VIC 3331	\$411,000	29-Dec-25
86 DARDEL DRIVE BANNOCKBURN VIC 3331	\$389,500	04-Dec-24

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: 25 May 2026

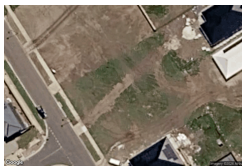

**94 DARDEL DRIVE
BANNOCKBURN VIC 3331**

Sold Price **\$399,000** Sold Date **08-May-25**
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Distance **0.22km**

**96 DARDEL DRIVE BANNOCKBURN
VIC 3331**

Sold Price **\$411,000** Sold Date **29-Dec-25**
 -  -  -

Distance **0.22km**

**86 DARDEL DRIVE BANNOCKBURN
VIC 3331**

Sold Price **\$389,500** Sold Date **04-Dec-24**
 -  -  -

Distance **0.23km**
RS = Recent sale

UN = Undisclosed Sale

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