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	8 PONTING WAY BARANDUDA VIC 3691

Indicative selling price

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

Single Price	$759,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Baranduda
Period-from	01 Mar 2025	to	28 Feb 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
28 WYLIE STREET BARANDUDA VIC 3691	$755,000	01-Oct-25
22 BAYLIS STREET BARANDUDA VIC 3691	$749,000	21-Jan-26
59 FREEMAN CRESCENT BARANDUDA VIC 3691	$743,000	10-Feb-26

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: 31 March 2026

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28 WYLIE STREET BARANDUDA VIC 3691

2 2 2

Sold Price **$755,000** Sold Date **01-Oct-25**

Distance **0.7km**

22 BAYLIS STREET BARANDUDA VIC 3691

4 2 2

Sold Price **$749,000** Sold Date **21-Jan-26**

Distance **0.7km**

59 FREEMAN CRESCENT BARANDUDA VIC 3691

4 2 2

Sold Price RS **$743,000** Sold Date **10-Feb-26**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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