

Statement of Information

Single residential property located outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address Including suburb and postcode | 55 Hutchinson Road, Murchison East, VIC 3610 |
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Indicative selling price

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

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|--------------------|------------------------|
| Price Range | \$860,000 to \$900,000 |
|--------------------|------------------------|

Median sale price

| Median price | Period | Property type | Suburb | Source |
|--------------|---------------|---------------|----------------|--|
| * | Not available | House | Murchison East | No valid published suburb median identified from current public data checked 13/05/2026. |

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|-------|--------------|
| Not applicable - fewer than three comparable sales identified. | | |

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| This Statement of Information was prepared on: | 13/05/2026 |
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consumer.vic.gov.au/

This advice does not form part of this Statement of Information. * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and the agent's sales records (if any), did not provide a median sale price that meets the requirements of section 47AF(2)(b) of the Estate Agents Act 1980.