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	12 Station Road, Wesburn Vic 3799

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $950,000 Property Type House Suburb Wesburn

Period - From 10/07/2024 to 09/07/2025 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	5b The Crescent WESBURN 3799	$1,200,000	18/03/2025
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: 10/07/2025 08:47

12 Station Road, Wesburn Vic 3799

Leah Bannerman
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Indicative Selling Price
$1,200,000
Median House Price
10/07/2024 - 09/07/2025: $950,000



3 2 4

Property Type: Rural Residential
Land Size: 14164.01 sqm approx

Agent Comments

Comparable Properties



5b The Crescent WESBURN 3799 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 4037 sqm approx

Agent Comments

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.

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