

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

4 DURBAN ROAD EMERALD VIC 3782

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,250

Property type

House

Suburb

Emerald

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

14 BAYVIEW ROAD EMERALD VIC 3782	\$845,000	29-Sep-25

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 6 months.

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14 BAYVIEW ROAD EMERALD VIC 3782 Sold Price ^{RS} **\$845,000** Sold Date **29-Sep-25**

 3  2  2 Distance **1.53km**

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

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