

## 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	52 ROBIN AVENUE NORLANE VIC 3214
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### 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	\$490,000	&	\$530,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$475,000	Property type	House	Suburb	Norlane
Period-from	01 Feb 2025	to	31 Jan 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
32 BELLBIRD AVENUE NORLANE VIC 3214	\$527,777	24-Nov-25
21 SWALLOW CRESCENT NORLANE VIC 3214	\$550,000	17-Dec-25
64 BELLBIRD AVENUE NORLANE VIC 3214	\$550,000	09-Oct-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: 02 February 2026



**32 BELLBIRD AVENUE NORLANE  
VIC 3214**

3 1 -

Sold Price

**\$527,777** Sold Date **24-Nov-25**

Distance **0.13km**



**21 SWALLOW CRESCENT  
NORLANE VIC 3214**

3 2 1

Sold Price

**RS \$550,000** Sold Date **17-Dec-25**

Distance **0.19km**



**64 BELLBIRD AVENUE NORLANE  
VIC 3214**

2 1 -

Sold Price

**\$550,000** Sold Date **09-Oct-24**

Distance **0.2km**

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

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