

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

129 STATION STREET NORLANE VIC 3214

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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Norlane

Period-from

01 May 2025

to

30 Apr 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

1 JAY STREET NORLANE VIC 3214	\$480,000	31-Mar-26
81 PRINCES HIGHWAY NORLANE VIC 3214	\$460,000	23-Mar-26
25 BELLBIRD AVENUE NORLANE VIC 3214	\$463,000	28-Nov-25

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: 27 May 2026



1 JAY STREET NORLANE VIC 3214

Sold Price

^{RS} **\$480,000**

Sold Date

31-Mar-26

 2  1  1

Distance

0.99km



81 PRINCES HIGHWAY NORLANE VIC 3214

Sold Price

^{RS} **\$460,000**

Sold Date

23-Mar-26

 2  1  1

Distance

1.06km



25 BELLBIRD AVENUE NORLANE VIC 3214

Sold Price

\$463,000

Sold Date

28-Nov-25

 3  1  1

Distance

1.1km



14 CURLEW CRESCENT NORLANE VIC 3214

Sold Price

\$480,000

Sold Date

30-Jan-26

 3  1  2

Distance

1.16km



11 SPRUHAN AVENUE NORLANE VIC 3214

Sold Price

\$484,000

Sold Date

27-Mar-26

 2  1  1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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