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 or locality and postcode	LOT 125 LADY HARRIET DRIVE LAKES ENTRANCE VIC 3903

Indicative selling price

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

Single price $260,000 ~~or range between~~ $* & $

Median sale price

Median price $192,500 | Property type Land | Suburb Lakes Entrance

Period - From 01 Jul 2025 to 30 Jun 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	$	
2	$	
3	$	

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: 30 July 2026