

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

90 Edwards Road, Maiden Gully Vic 3551

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$351,250

Property Type

Vacant land

Suburb

Maiden Gully

Period - From

24/08/2025

to

23/08/2026

Source

Property Data

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	8 Prattys Way MAIDEN GULLY 3551	\$410,000	20/03/2026
2	34 Scenic Rise MAIDEN GULLY 3551	\$400,000	12/11/2025
3	62a Edwards Rd MAIDEN GULLY 3551	\$405,000	14/07/2025

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:

24/08/2026 14:15



Property Type: Residential - vacant land
Land Size: 1767 sqm approx
Agent Comments
Vacant land

Indicative Selling Price
\$410,000
Median Land Price
24/08/2025 - 23/08/2026: \$351,250

Comparable Properties

8 Prattys Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 20/03/2026
Property Type: Land
Land Size: 1080 sqm approx

34 Scenic Rise MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 12/11/2025
Property Type: Land
Land Size: 2343 sqm approx



62a Edwards Rd MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 14/07/2025
Property Type: Land
Land Size: 2296 sqm approx

Account - Step Up Property