

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

111 CRAIGS LANE, PEARCEDALE, VIC 3912

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,900,000

or range between

&

## Median sale price

Median price

Property Type

House

Suburb

PEARCEDALE

Period - From

11/12/2024

to

11/12/2025

Source

CoreLogic

## Comparable property sales

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 six months.

This Statement of Information was prepared on:

11/12/2025