

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 1 TP323365, Snake Track Rd Timboon 3268

Indicative selling price

\$530,000

&

\$560,000

Median sale price

Median price

\$200,000

Property type

Land

Suburb

Timboon 3268

Period - From

1st June
2024

to

18th
November
2025

Source

Rpdata

Comparable property sales

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: 18th November 2025