

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

35 HAWKINS CRESCENT, LINDENOW

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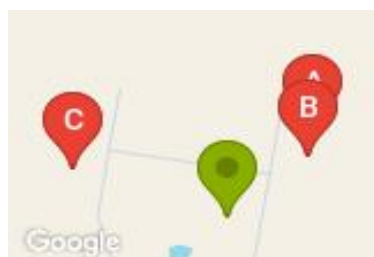
Indicative Selling Price

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

Single Price: **\$255,000**

Provided by: Kelly Quirke, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



LINDENOW SOUTH, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$250,000

01 April 2025 to 31 March 2026

Provided by: 

COMPARABLE PROPERTIES

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.



71 COLLINS ST, LINDENOW SOUTH, VIC 3875

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Sale Price

***\$245,000**

Sale Date: 07/04/2026

Distance from Property: 208m



73 COLLINS ST, LINDENOW SOUTH, VIC 3875

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Sale Price

\$245,000

Sale Date: 02/09/2025

Distance from Property: 171m



33 VARNEY DR, LINDENOW SOUTH, VIC 3875

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Sale Price

\$255,000

Sale Date: 04/07/2025

Distance from Property: 269m



This report has been compiled on 13/06/2026 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

35 HAWKINS CRESCENT, LINDENOW SOUTH, VIC 3875

Indicative selling price

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

Single Price:

\$255,000

Median sale price

Median price

\$250,000

Property type

Vacant Land

Suburb

LINDENOW SOUTH

Period

01 April 2025 to 31 March 2026

Source

pricefinder

Comparable property sales

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

71 COLLINS ST, LINDENOW SOUTH, VIC 3875	*\$245,000	07/04/2026
73 COLLINS ST, LINDENOW SOUTH, VIC 3875	\$245,000	02/09/2025
33 VARNEY DR, LINDENOW SOUTH, VIC 3875	\$255,000	04/07/2025

This Statement of Information was prepared on:

13/06/2026