

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 and
postcode

16 FIDDLERS LANE JACKASS FLAT VIC 3556

Indicative selling price

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

Single Price

or range
between

\$555,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Jackass Flat

Period-from

01 Oct 2025

to

30 Sep 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

2 FIDDLERS LANE JACKASS FLAT VIC 3556	\$565,000	01-Apr-26
9 PAMELA AVENUE JACKASS FLAT VIC 3556	\$575,000	16-Sep-25
26 PAMELA AVENUE JACKASS FLAT VIC 3556	\$575,000	07-May-25

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: 01 October 2026



2 FIDDLERS LANE JACKASS FLAT VIC 3556

3 2 2

Sold Price

\$565,000

Sold Date

01-Apr-26

Distance

0.06km



9 PAMELA AVENUE JACKASS FLAT VIC 3556

- - 2

Sold Price

\$575,000

Sold Date

16-Sep-25

Distance

0.11km



26 PAMELA AVENUE JACKASS FLAT VIC 3556

4 2 2

Sold Price

Sold Date

07-May-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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