

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

101 Launchley Drive, Cardigan Vic 3352

Indicative selling price

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

Single price \$549,950

Median sale price

Median price \$507,500

Property Type Vacant land

Suburb Cardigan

Period - From 23/06/2025

to 22/06/2026

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	12 Centenary St CARDIGAN 3352	\$542,500	16/06/2026
2	14 Remembrance Dr CARDIGAN 3352	\$600,000	19/02/2026
3	33 Spearwood Rd CARDIGAN 3352	\$576,000	15/10/2025

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:

23/06/2026 21:34



Property Type: Vacant Land
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$549,950
Median Land Price
23/06/2025 - 22/06/2026: \$507,500

Comparable Properties



12 Centenary St CARDIGAN 3352 (REI)

Agent Comments



Price: \$542,500
Method: Private Sale
Date: 16/06/2026
Property Type: Land
Land Size: 2000 sqm approx

14 Remembrance Dr CARDIGAN 3352 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 19/02/2026
Property Type: Land
Land Size: 2000 sqm approx



33 Spearwood Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$576,000
Method: Private Sale
Date: 15/10/2025
Property Type: Land
Land Size: 2000 sqm approx

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