

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

100 Launchley Drive, Cardigan Vic 3352

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Cardigan

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	78 Ibis Gardens Ct CARDIGAN 3352	\$2,100,000	28/04/2026
2	13 Skye Ct CARDIGAN 3352	\$1,625,000	01/04/2026
3	7 Parrwang Cr CARDIGAN 3352	\$1,625,000	30/01/2026

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:

21/09/2026 17:46

100 Launchley Drive, Cardigan Vic 3352



Scott Petrie
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4 2 12

Rooms: 10
Property Type: House
Land Size: 2001 sqm approx
Agent Comments

Indicative Selling Price
\$1,795,000
Median House Price
Year ending June 2026: \$1,290,000

Comparable Properties



78 Ibis Gardens Ct CARDIGAN 3352 (REI)

Agent Comments

5 3 9

Price: \$2,100,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 3976 sqm approx



13 Skye Ct CARDIGAN 3352 (REI)

Agent Comments

5 3 6

Price: \$1,625,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 4556 sqm approx



7 Parrwang Cr CARDIGAN 3352 (REI)

Agent Comments

4 3 4

Price: \$1,625,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 2048 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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