

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	136 HOGANS LANE, MUSK VALE, VIC 3461
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Indicative selling price

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

Single price	\$1,250,000	or range between		&	
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Median sale price

Median price	\$950,000	Property Type	House	Suburb	MUSK VALE
Period - From	August 2025	to	July 2026	Source	REA

Comparable property sales

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 eighteen months.

This Statement of Information was prepared on:	5/08/2026
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