

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb or locality and postcode	344 Dead Horse Lane Mansfield VIC, 3722 Lot 1-5 Battery Hill Estate
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### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 1	\$900,000	or range between	\$*	&	\$
Lot 2	\$1,000,000	or range between	\$*	&	\$
Lot 3	\$1,100,000	or range between	\$*	&	\$
Lot 4	\$955,000	or range between	\$*	&	\$
Lot 5	\$890,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price	\$969,000	Suburb or locality	Mansfield VIC
Period - From	12/7/2024	To	14/3/2026
Source	Pricefinder		

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1	1 68 RANGE VIEW CRT, MANSFIELD, VIC 3722	\$815,000	12/07/2024
	2 89 OWENS CREEK DR, MANSFIELD, VIC 3722	\$725,000	29/05/2025
	3 12 OAKSFORD DR, MANSFIELD, VIC 3722	\$485,000	14/3/2026

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2	1 68 RANGE VIEW CRT, MANSFIELD, VIC 3722	\$815,000	12/07/2024
	2 89 OWENS CREEK DR, MANSFIELD, VIC 3722	\$725,000	29/05/2025
	3 12 OAKSFORD DR, MANSFIELD, VIC 3722	\$485,000	14/3/2026

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3	1 68 RANGE VIEW CRT, MANSFIELD, VIC 3722	\$815,000	12/07/2024
	2 89 OWENS CREEK DR, MANSFIELD, VIC 3722	\$725,000	29/05/2025
	3 12 OAKSFORD DR, MANSFIELD, VIC 3722	\$485,000	14/3/2026

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 4	1 68 RANGE VIEW CRT, MANSFIELD, VIC 3722	\$815,000	12/07/2024
	2 89 OWENS CREEK DR, MANSFIELD, VIC 3722	\$725,000	29/05/2025
	3 12 OAKSFORD DR, MANSFIELD, VIC 3722	\$485,000	14/3/2026

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5	1 68 RANGE VIEW CRT, MANSFIELD, VIC 3722	\$815,000	12/07/2024
	2 89 OWENS CREEK DR, MANSFIELD, VIC 3722	\$725,000	29/05/2025
	3 12 OAKSFORD DR, MANSFIELD, VIC 3722	\$485,000	14/3/2026

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 23/04/2026