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	21 Messmate Road, Lyonville Vic 3461

Indicative selling price

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

Single price $975,000

Median sale price*

Median price $877,500 Property Type House Suburb Lyonville

Period - From 01/01/2025 to 31/12/2025 Source PriceFinder

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 15/03/2026 16:39

21 Messmate Road, Lyonville Vic 3461

3 1 2

Rooms: 7
Property Type: House
Land Size: 8256 sqm approx

Indicative Selling Price
$975,000
Median House Price *
01/01/2025 - 31/12/2025: $877,500
* Agent calculated median

Agent Comments

Double garage with roller door Multiple sheds and animal housing (chickens, small livestock) Two meat smoking rooms and a coolroom. Two water tanks with a total capacity of approx. 50,000 litres Dam Established orchard (pear, apple, plum, cherry) Fully fenced grounds suitable for children and pets.

Comparable Properties

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.

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