

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 16 PS525125

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
16\PS525125

COUNCIL PROPERTY NUMBER
30377

LAND SIZE
5,638m² Approx

ORIENTATION
North

FRONTAGE
51.09m Approx

ZONES
LDRZ - Low Density Residential Zone

OVERLAYS
BMO - Bushfire Management Overlay
DDO - Design And Development Overlay - Schedule 1
ESO - Environmental Significance Overlay - Schedule 1

Property Sales Data

House
🏠 - 🏡 - 🚗 -

SALE HISTORY \$305,000	CONTRACT DATE 13/01/2015	SETTLEMENT DATE 24/03/2015
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State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (6418 m)
Newhaven College (32033 m)

CLOSEST PRIMARY SCHOOLS
Wonthaggi Primary School (5241 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (5357 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 149 Homes

STATE AVERAGE
1 in 76 Homes

COUNCIL AVERAGE
1 in 159 Homes

Council Information - Bass Coast

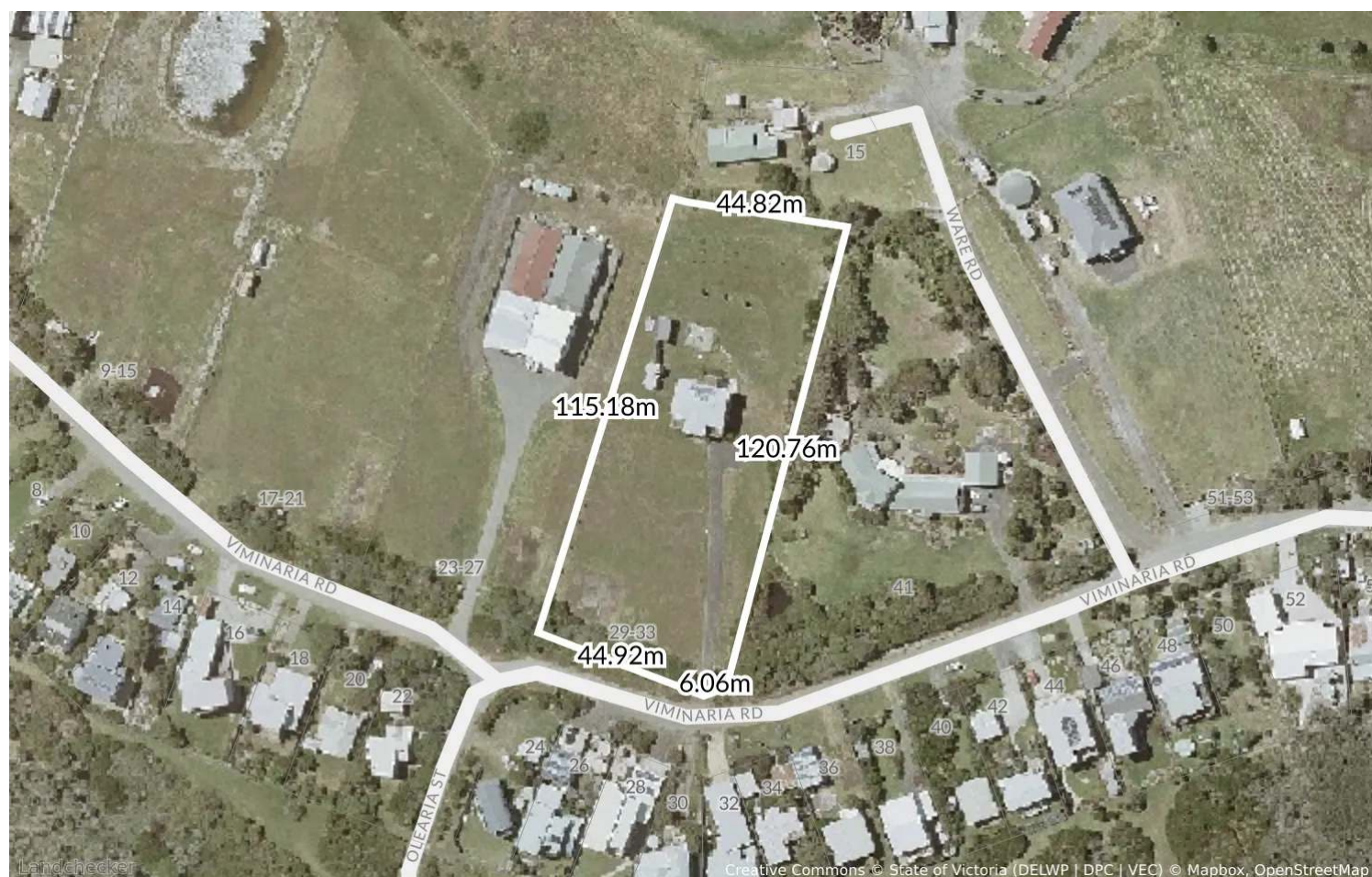
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

WEBSITE
<http://www.basscoast.vic.gov.au/>

SITE DIMENSIONS

29-33 Viminaria Road, Harmers Haven Vic 3995



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

29-33 Viminaria Road, Harmers Haven Vic 3995

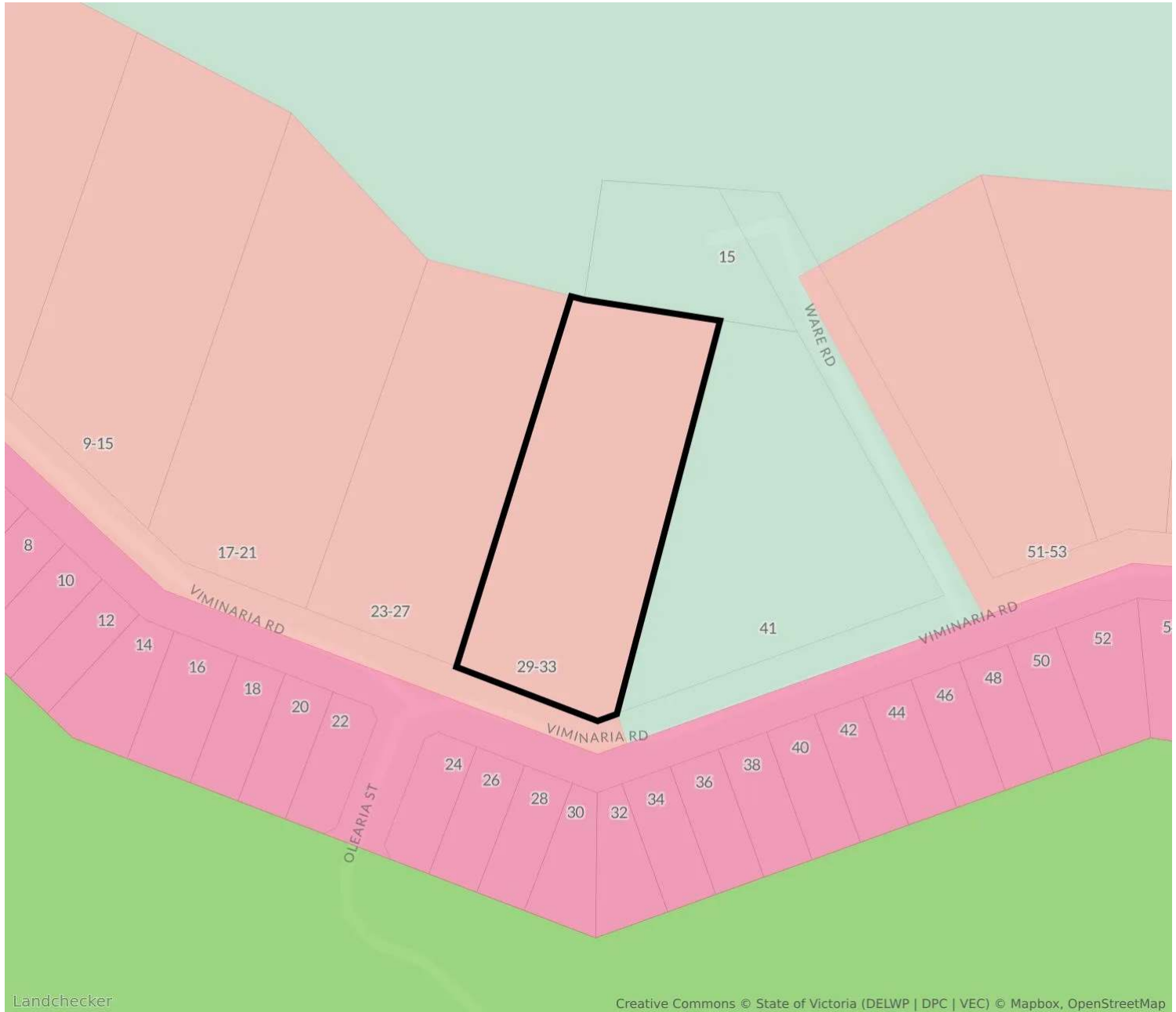
Status	Code	Date	Description
APPROVED	VC296	16/10/2025	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.
APPROVED	VC286	15/10/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC258	15/10/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC275	15/10/2025	The amendment introduces a planning exemption for outdoor dining on public land
APPROVED	VC288	18/09/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC289	14/09/2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees.
APPROVED	VC292	11/09/2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282.
APPROVED	VC268	04/09/2025	Amendment VC268 is required to give effect to the Victorian Transmission Plan and update strategies to facilitate renewable energy development in declared renewable energy zones. Changes to references to the Climate Action Act 2017 are required to ensure that planning schemes are accurate.
APPROVED	VC283	01/09/2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.
APPROVED	GC189	21/08/2025	Rezones land that has been declared a freeway or arterial road under the Road Management Act 2004 to the Transport Zone 2, following the completion of transport projects.
APPROVED	VC279	20/08/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to

Status	Code	Date	Description
			ensure the appropriate planning assessment of large battery storage systems.
APPROVED	VC290	15/08/2025	The Amendment changes the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the Table of Uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone.
APPROVED	C169basc	14/08/2025	The amendment rezones land at King Road, Corinella from the Farming Zone (FZ) to the Public Use Zone – Schedule 1 – Service and Utility (PUZ1) to facilitate the operation and expansion of the King Road Wastewater Treatment Plant operated by Westernport Region Water Corporation.
APPROVED	VC282	13/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	VC280	13/08/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC276	01/08/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	C174basc	30/07/2025	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.

PROPOSED PLANNING SCHEME AMENDMENTS

29-33 Viminaria Road, Harmers Haven Vic 3995

No proposed planning scheme amendments for this property



■ LDRZ - Low Density Residential Zone

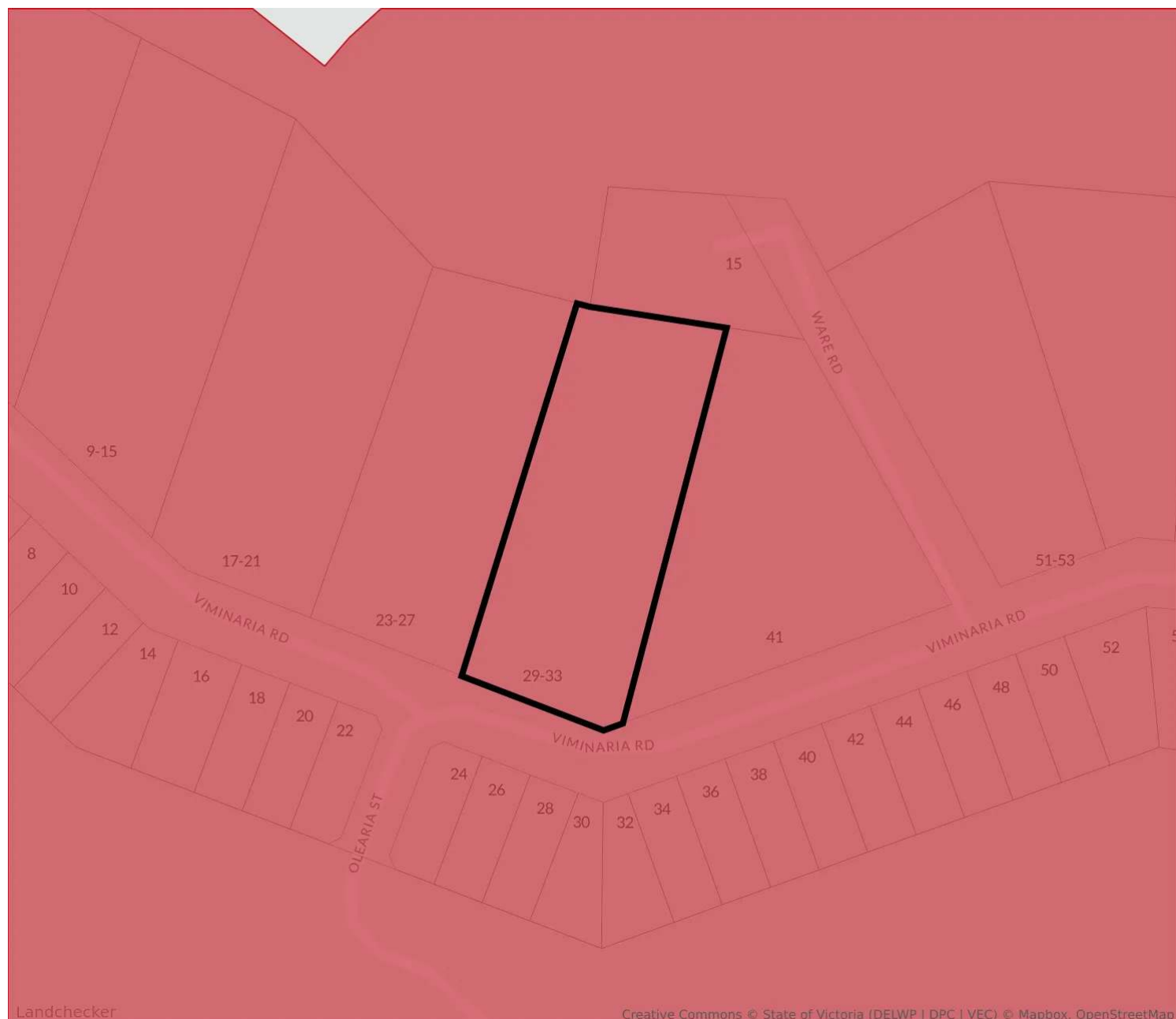
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

[VPP 32.03 Low Density Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact BASS COAST council on 1300226278.

Other nearby planning zones

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation And Resource Zone
- TZ - Township Zone



■ BMO - Bushfire Management Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework.

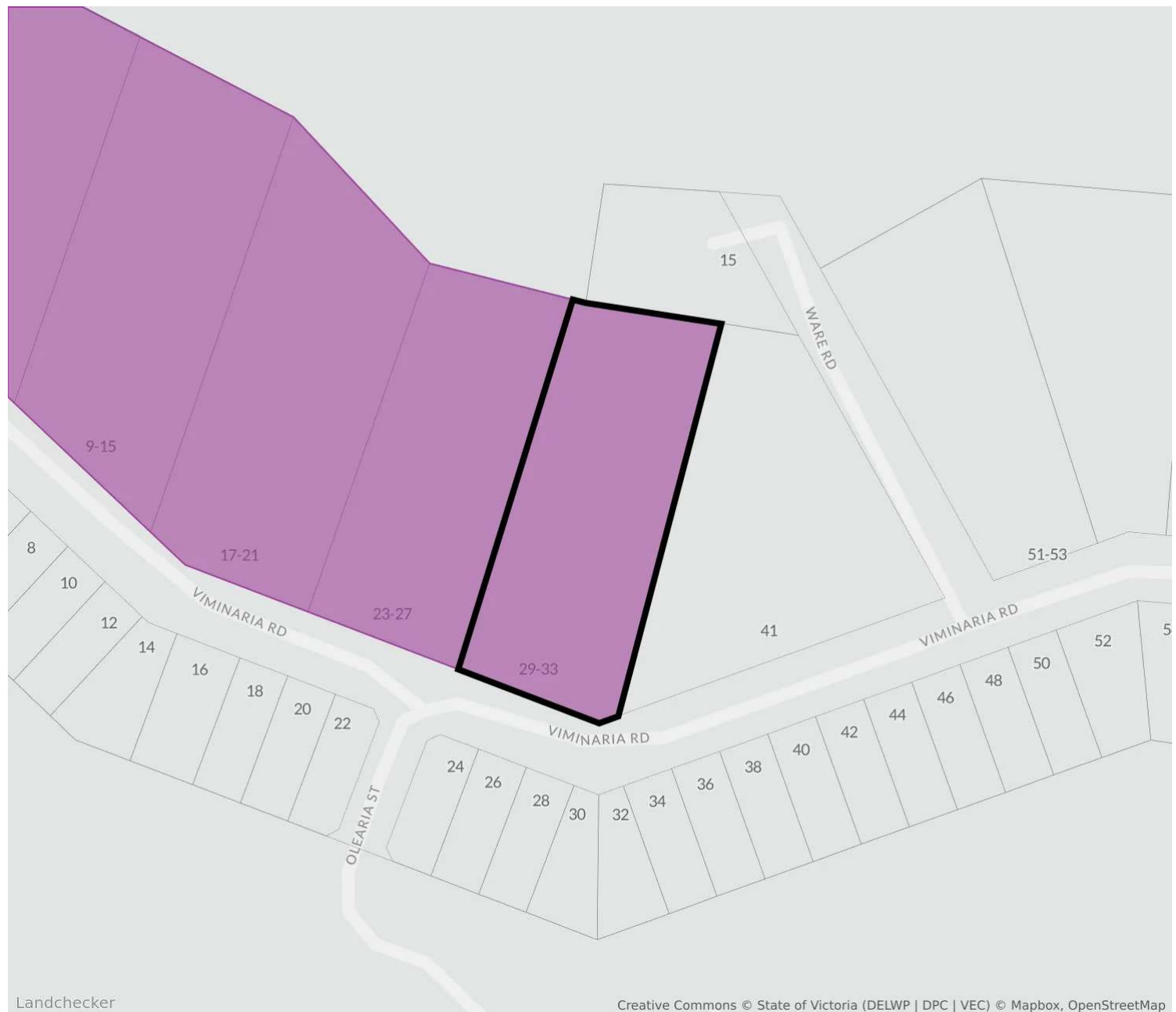
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

VPP 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



DDO1 – Design And Development Overlay – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

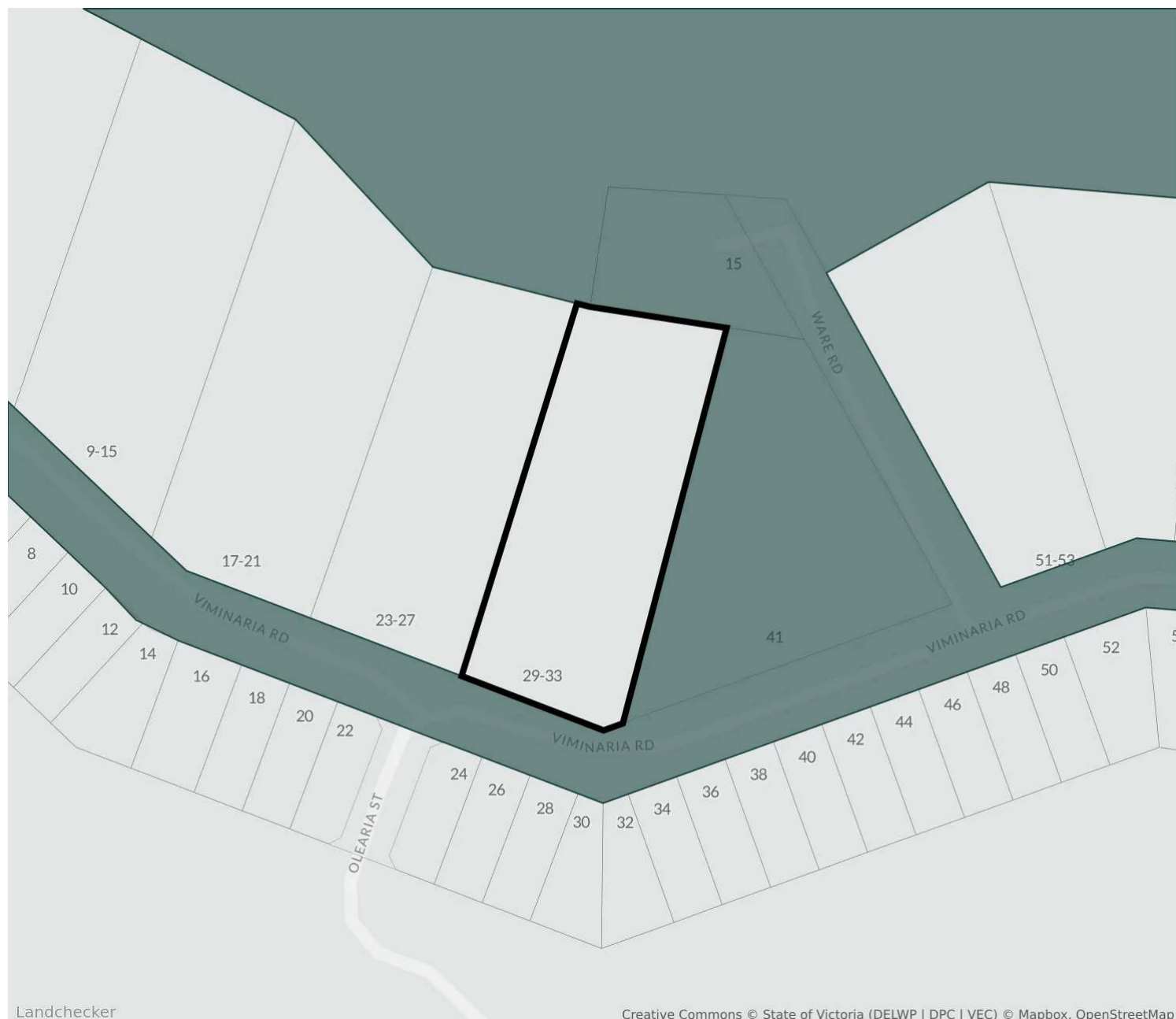
To identify areas which are affected by specific requirements relating to the design and built form of new development.

[VPP 43.02 Design And Development Overlay](#)

To protect views from the coast to adjacent residential areas. To protect views to the coast from adjacent residential areas. To minimise the impact of development along the coastline. To protect and enhance the visual amenity and landscape of the coastal area. To respond to the potential coastal impacts of climate change.

[LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



ES01 – Environmental Significance Overlay – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

VPP 42.01 Environmental Significance Overlay

The coastline of Bass Coast Shire varies from internationally significant wetlands in Western Port and the rugged coastal cliffs along Bass Strait to Anderson Inlet. Development in these environmentally significant areas has the potential to impact on water quality and habitat values of these wetland ecosystems. Western Port is an internationally significant (Ramsar) wetland because it has an unusually wide variety of habitat types. The Western Port Ramsar site contains important foraging areas, high tide and other roosts and breeding areas for a number of waterbird species including migratory waders. The site is also an important drought refuge for waterbirds during the summer months as, being marine, it provides habitat all year round. Anderson Inlet has significant natural qualities and is the most clearly defined estuary in Victoria. It is both scenic and an important area for flora and fauna. The area provides an internationally significant habitat for migratory wader birds and

habitat for endangered bird species. Bass Coast Shire is adjacent to two Marine Parks. The Bunurong Marine and Coastal Park extends from Coal Point near Harmers Haven to Anderson Inlet. This includes the Bunurong Marine National Park which extends from The Oaks beach to Eagles Nest. These coastal waters contain a remarkable range of habitats that support abundant marine life. The diverse marine habitats at Bunurong include extensive inter tidal rock platforms. The Churchill Marine National Park is located south of Rhyll off Phillip Island in Western Port. This park forms part of the Western Port Ramsar site and contains important roosting and feeding sites for migratory wader birds.

LPP 42.01 Schedule 1 To Clause 42.01 Environmental Significance Overlay

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.

NEARBY OVERLAYS

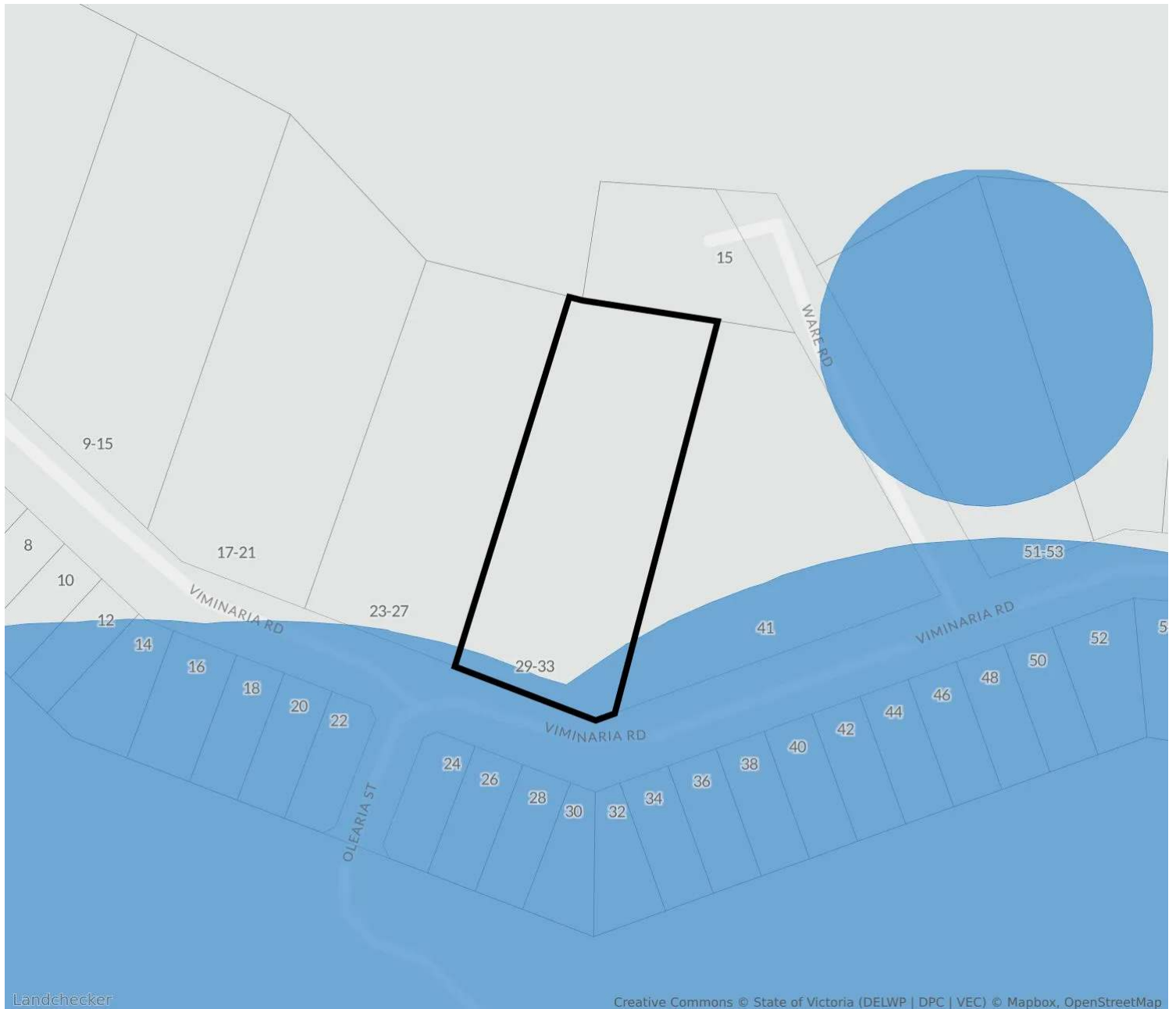
29-33 Viminaria Road, Harmers Haven Vic 3995



DDO - Design And Development Overlay

SLO - Significant Landscape Overlay

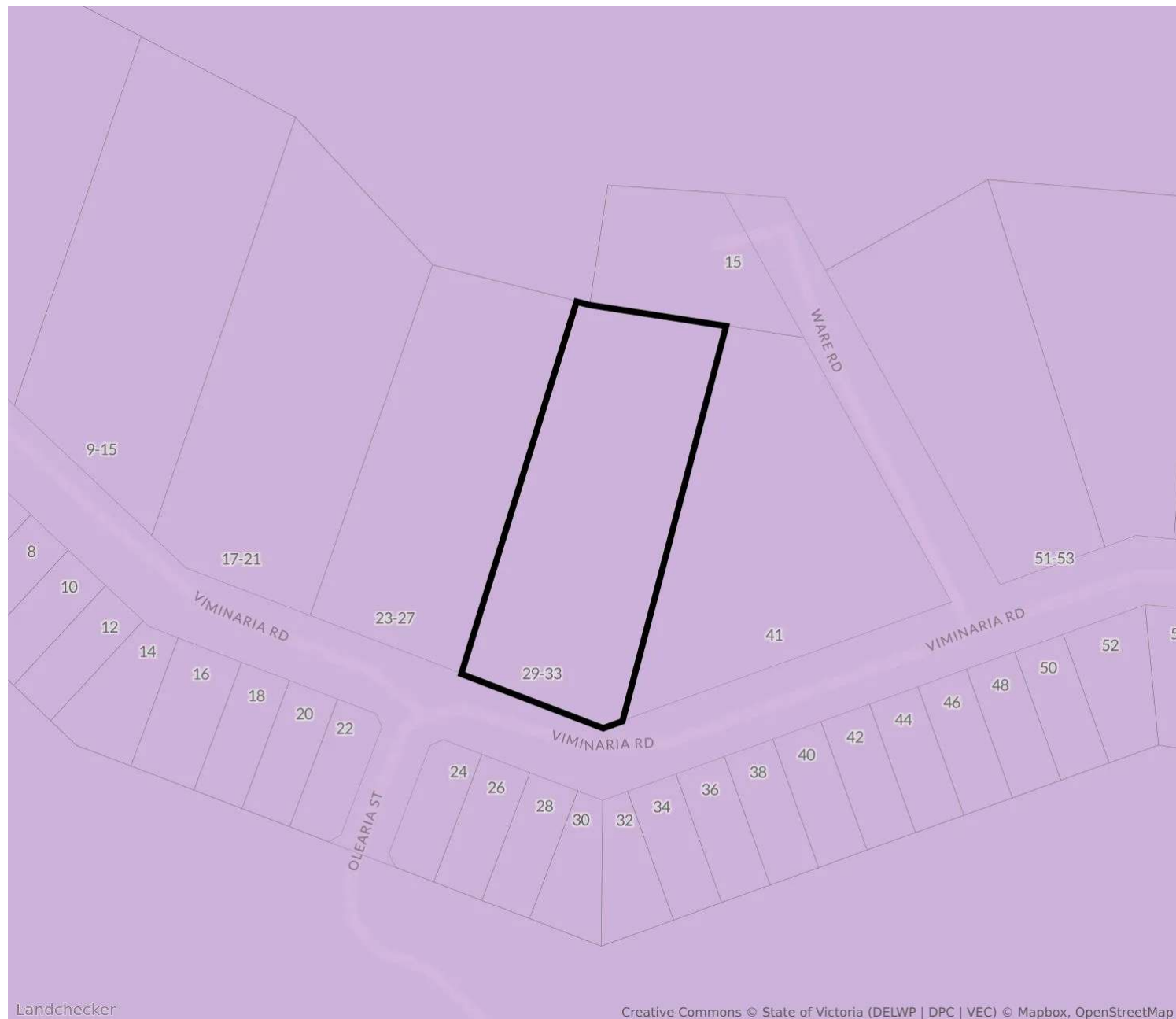
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact BASS COAST council on 1300226278.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.



No easements for this property

NEARBY EASEMENTS

29-33 Viminaria Road, Harmers Haven Vic 3995



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

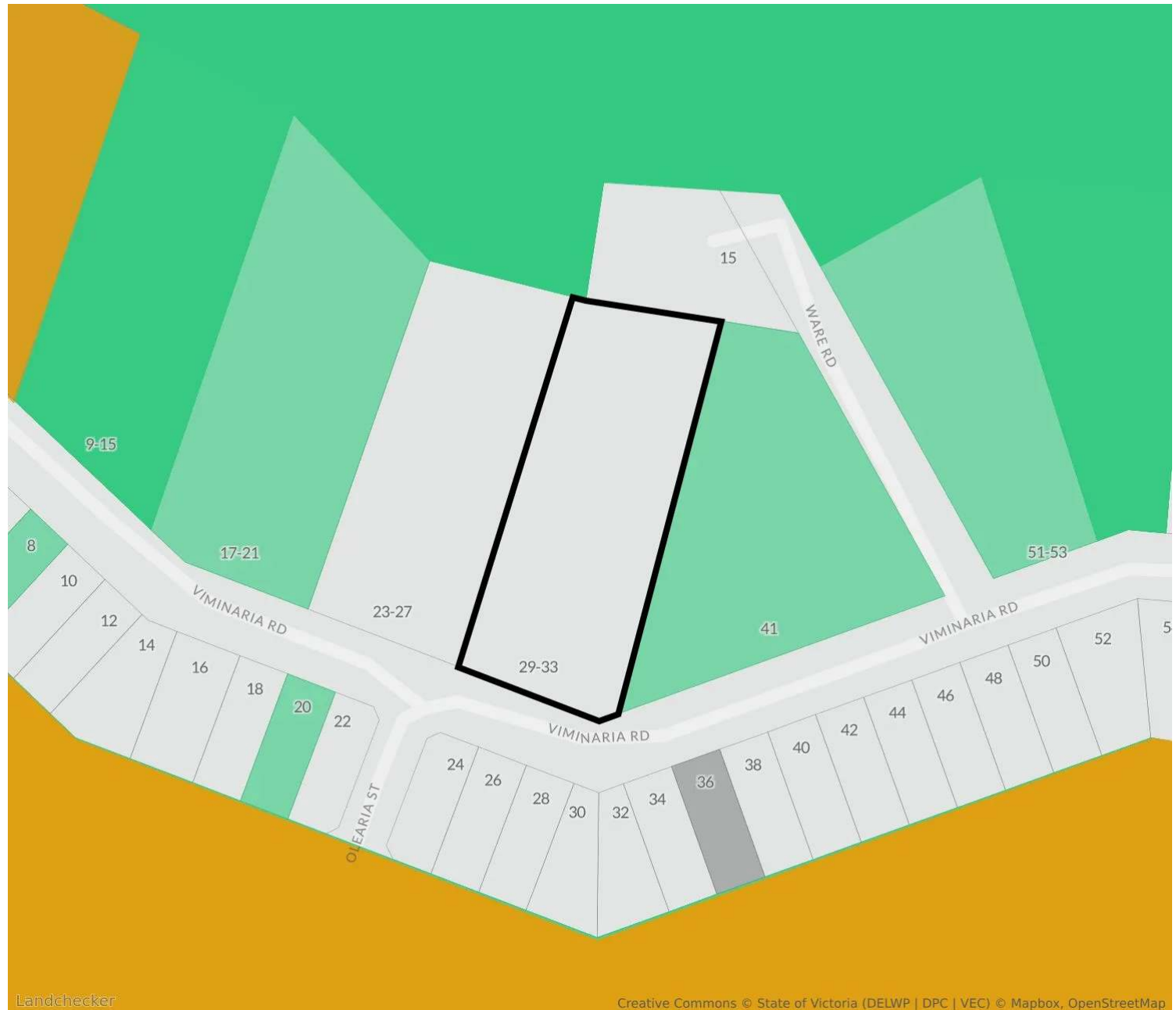


Status	Code	Date	Description
PENDING	150155 -PC1	Received 28/08/2015	Construct a dwelling – Plans to comply –Condition 1 – BMS
APPROVED	150155	12/08/2015	Construct a dwelling.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.

NEARBY PLANNING PERMITS

29-33 Viminaria Road, Harmers Haven Vic 3995



Status	Code	Date	Address	Description
PENDING	210428 - PC1	Received 08/02/2022	Crown Land Lease 1202817, 15 Legge Way, Cape Paterson	Removal of native vegetation under 52.17 - Plans to Comply - Native Vegetation Credit Register - Condition 11
PENDING	190346 - EOT - 1	Received 21/09/2021	14 Bay Beach Road, Cape Paterson	Buildings and works in association with seven portable buildings
PENDING	190342 - PC1	Received 18/02/2020	Crown Land Lease 1202817, 15 Legge Way, Cape Paterson	Removal of Native Vegetation on crown land - Plans to Comply - Native Vegetation Credit Register - Condition 9
PENDING	150234 -PC2	Received 11/04/2016	1-7 Viminaria Road, Harmershaven	Construct a dwelling over 7m, a shed, and alteration of building and access envelope -Plans to Comply - Civil Plans - Condition 11
PENDING	150234 -PC1	Received 09/02/2016	1-7 Viminaria Road, Harmershaven	Construct a dwelling over 7m, a shed, and alteration of building and access envelope -Plans to Comply - Condition 1 - BMP
APPROVED	PDAMEDS173-	25/02/2025	55-57 Viminaria Rd, Harmers Haven	Amend s173 agreement ad975962a.

Status	Code	Date	Address	Description
	2024/002035			
APPROVED	PDPLANPER-2024/001990	30/07/2024	<u>3 Surf Beach Rd, Cape Paterson</u> <u>3 Surf Beach Rd, Cape Paterson</u>	Extension of the existing fire station within the public conservation and resource zone (pcrz1).
APPROVED	PDPLANPER-2023/000959	08/05/2024	<u>20 Viminaria Rd, Harmers Haven</u>	Construction of a dwelling in a design and development overlay (ddo1) and bushfire management overlay (bmo).
APPROVED	PDAMEDS173-2023/001177	18/03/2024	<u>9-15 Viminaria Rd, Harmers Haven</u>	Amend s173 agreements (s173).
APPROVED	PDPERAMD-2023/210131-2	08/03/2024	<u>9-15 Viminaria Rd, Harmers Haven</u>	A new design has been done which simplified the design and build so as to fit into an affordable budget. The result is that a small section of the new design falls slightly outside the approved building envelope, however the whole build is much smaller than the original envelope.
APPROVED	PDPLANPER-2023/000031	29/05/2023	<u>41 Viminaria Rd, Harmers Haven</u>	Buildings and works to existing dwelling in an environmental significance overlay (eso1).
APPROVED	220263	11/08/2022	<u>55-57 Viminaria Rd, Harmers Haven</u>	Construction of an outbuilding (shed) in a significant landscape overlay (slo4) and environmental significance overlay (eso1).
APPROVED	210417	21/12/2021	<u>55-57 Viminaria Rd, Harmers Haven</u>	Development of land for a dwelling in the bmo.
APPROVED	210428	17/12/2021	<u>Crown Land Lease 1202817, 15 Legge Way, Cape Paterson</u>	Removal of native vegetation under 52.17.
APPROVED	02470 - 2 - S173 Amend	30/11/2021	<u>9-15 Viminaria Rd, Harmers Haven</u>	Application to amend section 173 agreement ad975962a to construct a dwelling and outbuilding outside the endorsed building envelope in accordance with the proposed development plans.
APPROVED	210131	19/11/2021	<u>9-15 Viminaria Rd, Harmers Haven</u>	Development of land for a dwelling in the bmo.
OTHER	210162	15/11/2021	<u>1-7 Viminaria Rd, Harmers Haven</u>	Buildings and works for an outbuilding in association with existing dwelling in the bmo.
APPROVED	190346 - 1	20/10/2021	<u>14 Bay Beach Road, Cape Paterson</u>	Buildings and works in association with seven portable buildings (5 buildings and 2 shipping containers) in a pcrz and bmo - application to amend plans.
OTHER	180455	18/12/2020	<u>36 Viminaria Rd, Harmers Haven</u>	Development of the land for a dwelling.
APPROVED	200184	11/09/2020	<u>3 Surf Beach Rd, Cape Paterson</u> <u>3 Surf Beach Rd, Cape Paterson</u>	Removal of native vegetation in accordance with clause 52.17.
APPROVED	190374	10/04/2020	<u>51-53 Viminaria Rd, Harmers Haven</u>	Development of land for a dwelling over 7 metres in a ddo1 and bmo.
APPROVED	190342	16/12/2019	<u>Crown Land Lease 1202817, 15 Legge Way, Cape Paterson</u>	Removal of native vegetation on crown land.
APPROVED	190346	20/11/2019	<u>14 Bay Beach Road, Cape Paterson</u>	Buildings and works in association with seven portable buildings (5 buildings and 2 shipping containers) in a pcrz and bmo.
APPROVED	180402	07/12/2018	<u>17-21 Viminaria Rd, Harmers Haven</u>	Development of the land for a dwelling in the bmo.
APPROVED	180208	12/07/2018	<u>8 Viminaria Rd, Harmers Haven</u>	Replacement dwelling on land within a bmo.
APPROVED	180049	11/04/2018	<u>1-7 Viminaria Rd, Harmers Haven</u>	Building and works for a dependant persons unit in a bushfire management overlay.
APPROVED	160108	10/05/2016	<u>Berrys Road, Harmershaven</u> <u>Berrys Rd, Harmers Haven</u>	Construct a rural store.
APPROVED	150234	11/01/2016	<u>1-7 Viminaria Rd, Harmers Haven</u>	Construct a dwelling over 7m, a shed, and alteration of building and access envelope.
APPROVED	120311	02/10/2013	<u>23-27 Viminaria Rd, Harmers Haven</u>	Use and construct a dwelling.

Status	Code	Date	Address	Description
APPROVED	130083	26/09/2013	44 Viminaria Rd, Harmers Haven	Construct a dwelling in the wmo.
REJECTED	100193	12/07/2013	36 Viminaria Rd, Harmers Haven	Construct a dwelling exceeding 7m in height in a wildfire management overlay.
APPROVED	120241	20/03/2013	28 Viminaria Rd, Harmers Haven	Construct a dwelling.
OTHER	100090	05/10/2010	32 Viminaria Rd, Harmers Haven	Construct a dwelling in a wildfire management overlay.
APPROVED	090276a	02/08/2010	38 Viminaria Rd, Harmers Haven	Construct a dwelling.
APPROVED	090276	01/04/2010	38 Viminaria Rd, Harmers Haven	Construct a dwelling.
APPROVED	070147	02/01/2008	38 Viminaria Rd, Harmers Haven	Erect a shed and relocate a water tank.
APPROVED	070682	21/12/2007	14 Viminaria Rd, Harmers Haven	Construct a garage.
APPROVED	060621	06/07/2007	20 Viminaria Rd, Harmers Haven	Construct a dwelling and vegetation removal.
APPROVED	060796	23/02/2007	16 Viminaria Rd, Harmers Haven	Demolish the existing dwelling and construct a new dwelling.
APPROVED	050482	02/12/2005	14 Viminaria Rd, Harmers Haven	Construct additions to the existing dwelling.
APPROVED	041016	14/06/2005	30 Viminaria Rd, Harmers Haven	Use and develop a dwelling.
APPROVED	040860	16/11/2004	41 Viminaria Rd, Harmers Haven	Construct additions to the existing dwelling.
APPROVED	02470	03/10/2003	Berrys Rd, Harmers Haven	21 lot subdivision.
APPROVED	0394	11/03/2003	22 Viminaria Rd, Harmers Haven	Construct dwelling additions.
APPROVED	02788	22/01/2003	36 Viminaria Rd, Harmers Haven	Develop and use a dwelling and remove the existing dwelling.
APPROVED	01789	18/11/2001	48 Viminaria Rd, Harmers Haven	Develop and use a dwelling.
APPROVED	00490	17/08/2000	10 Viminaria Rd, Harmers Haven	Extend and renovate the existing dwelling.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



Flood

This property has not been specified as a flood area as per [Landchecker flood sources](#).

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	11/09/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning RFO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	11/09/2025

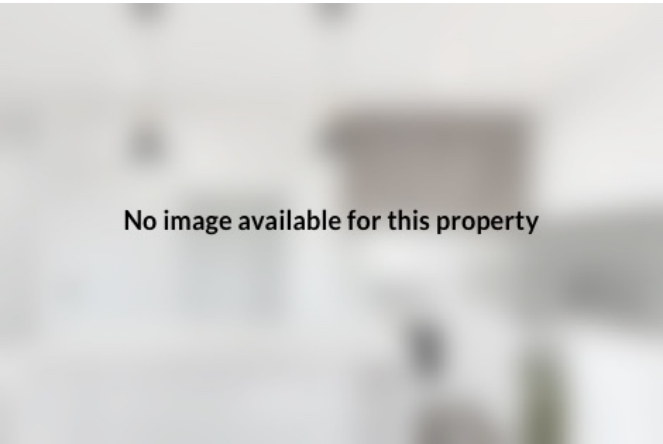
Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	11/09/2025



23-27 VIMINARIA RD HARMERS HAVEN VIC 3995

10 5 6

LAND AREA 5,179m²
TYPE House
LAST SALE \$1,550,000 (18/07/2025)
ZONE LDRZ



15 WARE RD HARMERS HAVEN VIC 3995

3 1 1

LAND AREA 1,849m²
TYPE House
LAST SALE Unavailable
ZONE FZ



60-76 VIMINARIA RD HARMERS HAVEN VIC 3995

- - -

LAND AREA 11,600m²
TYPE House
LAST SALE \$600,000 (10/09/2025)
ZONE TZ

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