

Guide to searching a land title

A Folio of the Register is the official record of who owns a piece of land. It also includes details of:

- any restrictions
- a plan or diagram source showing the location and dimensions of the land
- any easements affecting the land.

Victoria's land titles are held in the state's online land titles register, managed by the Registrar of Titles using the Torrens system.

Who can undertake a title search?

The Register is a public register and can be searched by anyone, subject to a fee.

How to search a title

Searches can be conducted online through LANDATA[®] at www.landata.vic.gov.au.

A list of [title brokers](#) that provide online title search services is also available at www.delwp.vic.gov.au/property>Property information>Buying or selling property>Brokers and data service providers.

Searches can also be conducted in person at Land Victoria. If you are unable to search for a title online or in person, lawyers, conveyancers or professional title search firms can do it for you at an additional cost. Land Victoria does not provide title searches via mail, telephone, fax or email.

Information to search a title

The Volume and Folio reference number of the land is needed to conduct a title search.

Volume and Folio reference numbers can be obtained from Land Victoria for an additional charge.

To obtain the Volume and Folio reference number you will need one of the following:

- the property's street address
- the lot and plan of subdivision references.

Prior to 1862, land was granted under the General law deeds system. A small number of General Law titles remain, which are identified by a Book and Page Memorial reference, rather than a Volume and Folio reference number.

General Law titles can only be searched in person at:

Land Victoria
57 Cherry Lane
Laverton North
Hours: Monday–Friday, 8.30 am–4 pm

Inclusions in a search document

The title search (known as a Register Search Statement) issued by Land Victoria includes:

- description of the land (lot/plan or allotment/section/parish)
- name(s) of the current owners(s) and addresses(es) for service of notices
- manner of holding (e.g. joint tenants, tenants-in-common)
- restrictions (e.g. any mortgages, covenants or caveats affecting the title)

- any dealings affecting the title such as transfers, mortgages or caveats registered in the past 125 days
- any unregistered dealings affecting the title, such as dealings lodged but not yet registered.

Information provided is guaranteed by the Victorian Government and can be used in a Vendor Statement when a property is offered for sale.

Unregistered dealings

The status of any unregistered dealings can be checked on www.landata.vic.gov.au>document tracking>dealing enquiry.

Final search

A cheaper option than a full title search just before settlement is a check for any activity on a title. This service is often used on the day of property settlement. Go to www.landata.vic.gov.au>document tracking>final search.

Alert service

The LANDATA[®] Property Transaction Alert Service is an easy and economical way to monitor activity on a land title.

An email notice is sent if there is any activity on a title within a three, six or 12-month period, eliminating the need for regular searches.

Subscribe to the alert service at www.landata.vic.gov.au>document tracking>property transaction alert>Volume-Folio.

Historical searches

Historical searches, when more than the current title information is needed, can search:

- back to a specific date
- up until a specific person owned the property
- back to the original Crown grant.

Fees

Fees for searching a land title using LANDATA are found on the [Forms, guides and fees](#) page at www.delwp.vic.gov.au/property-forms.

Contact us

For [location and contact details](#), refer to www.delwp.vic.gov.au/property>Contact us.

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How to Search for a Land Title

Visit: <https://www.landata.vic.gov.au/>

Select: Order a copy of title or plan under “Most Popular Searches” heading

Step 1 – Specify Property

Select whichever option suits you best (Street Address, Volume/Folio Number, Lot on Plan etc)

Step 1 of 5: Specify Property

Do you know the: *

- Street Address
- Volume/Folio Number
- Lot on Plan
- Council Property Number
- Standard Parcel Identifier
- Crown Allotment

Enter Street Address details below

Enter the property address *

Example:
11/105 Barkly Street
St Kilda, 3182

Unit/Flat

11

Street Number

105

Street Name

Barkly

Street Type

Street

Suburb /Town /Locality *

St Kilda

Postcode

3182

[Cancel](#) [Next](#)

Step 2 – Confirm Property

Enter the details (eg. Street address > Unit/Flat/Street Number, Street Name, Type, Suburb, Postcode)


Step 2 of 5: Confirm Property

Property Search Criteria

You used the following street address to specify the property: 4 Guardian court, swan hill 3585

Property Search Results

● 4 GUARDIAN COURT, SWAN HILL 3585 / Lot 6 Plan PS417948H

Property Identifiers	Identified Details	View and Confirm on map 
Address		
Street Address:		
Unit/Flat:	<input type="text"/>	
Street Number:	<input type="text" value="4"/>	*
Street Name:	<input type="text" value="GUARDIAN"/>	*
Street Type:	<input type="text" value="Court"/>	
Suburb /Town /Locality:	<input type="text" value="SWAN HILL"/>	*
Postcode:	<input type="text" value="3585"/>	
Lot Plan		
Lot Plan:		Add another
Lot Plan #1		Delete
Lot(s):	<input type="text" value="6"/>	
Plan:	<input type="text" value="PS"/> <input type="text" value="417948H"/>	*
Section:	<input type="text"/>	
Block:	<input type="text"/>	
➤ Crown Allotment		
➤ Volume Folio		
➤ Standard Parcel Identifier		
➤ Water Authority		
➤ Map Reference		
➤ Municipality		
➤ Parish		

[Confirm Property Details](#)

Step 3 – Select Certificates

Click on first box – Register Search Statement (Title). By clicking this box first, the last two boxes will automatically be selected. If you need to select an instrument search (example: copy of any restrictions, covenant or agreement on Title) – click the appropriate instrument you need. Then select next to continue.

Select	Certificates	Delivery Turnaround (approx)	Total Fee (Inc GST) \$AUD
Title Certificate(s)			
<input checked="" type="checkbox"/>	Register Search Statement (Title) ⓘ	5 minutes	7.08
<input type="checkbox"/>	Instrument Search ⓘ Inst W005336S	5 minutes	4.99
<input type="checkbox"/>	Instrument Search ⓘ Inst AE551572V (MORTGAGE)	5 minutes	4.99
<input type="checkbox"/>	3 months ▾ Property Transaction Alert (3 months) ⓘ	5 minutes	7.86
<input type="checkbox"/>	Verify Title ⓘ		4.20
<input type="checkbox"/>	Dealings on Title ⓘ	5 minutes	0.00
<input type="checkbox"/>	Title History Search Statement ⓘ	5 minutes	12.09
<input checked="" type="checkbox"/>	Land Index Search ⓘ Land Registry		7.43
<input checked="" type="checkbox"/>	Copy of Plan ⓘ Plan PS417948H	5 minutes	6.73
Property Certificate(s)			

Complete the registration details (if you haven't searched for a land title before) or Login if you have your login details.

LANDATA®

To purchase certificates you will need to be a registered user. Please login or register if you are a new user

[Register](#)

OR

[Login](#)

Register

Please fill out your details below:

Required*

Name *	<input type="text"/>
Email *	<input type="text"/>
Username	<input type="text"/>
Password *	<input type="password"/>
Re-enter Password *	<input type="password"/>
Contact Number *	<input type="text"/>

By clicking the register button you are agreeing to our [Terms and Conditions](#).

[Cancel](#)

[Register](#)

