

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

128 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$595,000 & \$620,000

Median sale price

Median price \$694,000 Property Type House Suburb Campbells Creek

Period - From 13/02/2025 to 12/02/2026 Source Property Data

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 18 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	32 Main Rd CAMPBELLS CREEK 3451	\$650,000	04/01/2026
2	121 Main Rd CAMPBELLS CREEK 3451	\$595,000	23/12/2025
3	43 Main Rd CAMPBELLS CREEK 3451	\$620,000	18/09/2025

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 18 months.~~

This Statement of Information was prepared on:

13/02/2026 10:15



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Property Type: House
Land Size: 600 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$620,000
Median House Price
 13/02/2025 - 12/02/2026: \$694,000

Comparable Properties



32 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$650,000
Method: Private Sale
Date: 04/01/2026
Property Type: House
Land Size: 1760 sqm approx



121 Main Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments

1 - -

Price: \$595,000
Method: Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 620 sqm approx



43 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 2 2

Price: \$620,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 917 sqm approx