

# 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

11 Stephen Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$720,000

### Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 07/08/2025

to 06/08/2026

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 | 25b Moscript St CAMPBELLS CREEK 3451 | \$745,000 | 28/07/2026   |
| 2 | 60 Stephen St CAMPBELLS CREEK 3451   | \$744,000 | 08/05/2026   |
| 3 | 99 Stephen St CAMPBELLS CREEK 3451   | \$700,000 | 17/12/2025   |

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:

07/08/2026 11:25



3 1 3

**Property Type:** House  
**Land Size:** 1995 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000

**Median House Price**  
07/08/2025 - 06/08/2026: \$680,000

## Comparable Properties



**25b Moscript St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

4 2 5

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 28/07/2026  
**Property Type:** House  
**Land Size:** 981 sqm approx



**60 Stephen St CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$744,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** House  
**Land Size:** 820 sqm approx

**99 Stephen St CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**

2 - -

**Price:** \$700,000  
**Method:** Sale  
**Date:** 17/12/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 23200 sqm approx