

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15b Chapel Street, Campbells Creek Vic 3451
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### Indicative selling price

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

Single price

\$569,000
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### Median sale price

Median price

\$752,500
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Property Type

House
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Suburb

Campbells Creek
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Period - From

01/10/2025
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to

31/12/2025
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Source

REIV
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### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 Chapel St CAMPBELLS CREEK 3451	\$585,000	09/09/2025
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/01/2026 14:39
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2   1   1

**Property Type:** House (Res)  
**Land Size:** 338 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$569,000

**Median House Price**  
December quarter 2025: \$752,500

## Comparable Properties



**2 Chapel St CAMPBELLS CREEK 3451 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 09/09/2025  
**Property Type:** House  
**Land Size:** 312 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.