

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

27 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$694,500

Property Type House

Suburb Campbells Creek

Period - From 13/04/2025

to 12/04/2026

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	12 Chapel St CAMPBELLS CREEK 3451	\$695,000	22/12/2025
2	58 Main Rd CAMPBELLS CREEK 3451	\$655,000	28/10/2025
3	14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025

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:

13/04/2026 11:53



3 1 2

Property Type: House
Land Size: 869 sqm approx
 Agent Comments

Indicative Selling Price
 \$670,000
Median House Price
 13/04/2025 - 12/04/2026: \$694,500

Comparable Properties



12 Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$695,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 609 sqm approx



58 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$655,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 803 sqm approx



14a Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 -

Price: \$695,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 814 sqm approx