

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

5 Gurri Dr, Muckleford Vic 3451

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$247,500

Property Type

Vacant land

Suburb

Muckleford

Period - From

05/06/2025

to

04/06/2026

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	4 Banya St MUCKLEFORD 3451	\$245,000	03/03/2026
2	23 Gurri Dr MUCKLEFORD 3451	\$250,000	01/07/2025
3	17 Gurri Dr MUCKLEFORD 3451	\$250,000	19/12/2024

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:

05/06/2026 14:38



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Property Type: Land
Land Size: 762 sqm approx
Agent Comments

Indicative Selling Price
\$265,000
Median Land Price
05/06/2025 - 04/06/2026: \$247,500

Comparable Properties

4 Banya St MUCKLEFORD 3451 (VG)

Agent Comments

0 0 0

Price: \$245,000
Method: Sale
Date: 03/03/2026
Property Type: Land

23 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments

0 0 0

Price: \$250,000
Method: Sale
Date: 01/07/2025
Property Type: Land
Land Size: 795 sqm approx

17 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments

0 0 0

Price: \$250,000
Method: Sale
Date: 19/12/2024
Property Type: Land
Land Size: 875 sqm approx