

# 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

2/70 Fryers Road, 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 \$295,000

### Median sale price

Median price \$250,000 Property Type Vacant land Suburb Campbells Creek

Period - From 22/12/2024 to 21/12/2025 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	65 Diamond Gully Rd MUCKLEFORD 3451	\$255,000	15/08/2025
2	11 Banksia Ct CAMPBELLS CREEK 3451	\$249,000	01/08/2025
3	5 Diamond Gully Rd CAMPBELLS CREEK 3451	\$250,000	24/06/2025

**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:

22/12/2025 18:50



**Property Type:** Residential Land  
**Land Size:** 914 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$295,000  
**Median Land Price**  
22/12/2024 - 21/12/2025: \$250,000

## Comparable Properties

**65 Diamond Gully Rd MUCKLEFORD 3451 (VG)**

[Agent Comments](#)



**Price:** \$255,000  
**Method:** Sale  
**Date:** 15/08/2025  
**Property Type:** Land  
**Land Size:** 830 sqm approx



**11 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)**

[Agent Comments](#)



**Price:** \$249,000  
**Method:** Private Sale  
**Date:** 01/08/2025  
**Property Type:** Land  
**Land Size:** 717 sqm approx



**5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)** [Agent Comments](#)



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Land  
**Land Size:** 816 sqm approx