

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

32 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$695,000 & \$745,000

Median sale price

Median price \$690,000 Property Type House Suburb Campbells Creek

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 eighteen 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	101 Main Rd CAMPBELLS CREEK 3451	\$690,000	05/08/2025
2			
3			

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 eighteen months.~~

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Property Type: House (Res)
Land Size: 1760 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$745,000
Median House Price
Year ending September 2025: \$690,000

Comparable Properties



101 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 1203 sqm approx

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 eighteen months.