

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

6 OLIVE COURT CAMPBELLFIELD VIC 3061

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Campbellfield

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

| | | |
|--|-----------|-----------|
| 17 POPLAR STREET CAMPBELLFIELD VIC 3061 | \$741,000 | 25-Sep-25 |
| 13 BLACKWOOD CRESCENT CAMPBELLFIELD VIC 3061 | \$750,000 | 26-Jun-25 |
| 27 CAMBRIDGE WAY CAMPBELLFIELD VIC 3061 | \$704,000 | 18-Oct-25 |

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 6 months.~~

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**17 POPLAR STREET
CAMPBELLFIELD VIC 3061**

3 1 1

Sold Price ^{RS} **\$741,000** Sold Date **25-Sep-25**

Distance **0.31km**



**13 BLACKWOOD CRESCENT
CAMPBELLFIELD VIC 3061**

4 3 2

Sold Price **\$750,000** Sold Date **26-Jun-25**

Distance **0.42km**



**27 CAMBRIDGE WAY
CAMPBELLFIELD VIC 3061**

3 1 2

Sold Price ^{RS} **\$704,000** Sold Date **18-Oct-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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