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 and postcode	134 Upper California Gully Road, California Gully, Vic 3556

Indicative selling price

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

range between $510,000 & $540,000

Median sale price

Median price $588,750 Property type *House* Suburb California Gully

Period - From 01/09/2025 to 30/11/2025 Source PropTrack

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
26 Butler Street, California Gully, VIC 3556	$526,000	24/07/2025
45 Dowding Street, California Gully, VIC 3556	$492,250	18/11/2025
10 Gundry Street, Long Gully, VIC 3550	$550,000	16/10/2025

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 eighteen months.~~

This Statement of Information was prepared on: 03/12/2025