

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

11 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$755,000

Median sale price

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

Period - From 29/05/2025 to 28/05/2026 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	60 Stephen St CAMPBELLS CREEK 3451	\$744,000	08/05/2026
2	7568 Midland Hwy CAMPBELLS CREEK 3451	\$770,000	06/03/2026
3	99 Stephen St CAMPBELLS CREEK 3451	\$700,000	17/12/2025

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:

29/05/2026 11:40



3 2 3

Property Type: House
Land Size: 1995 sqm approx
 Agent Comments

Indicative Selling Price
 \$755,000
Median House Price
 29/05/2025 - 28/05/2026: \$690,000

Comparable Properties



60 Stephen St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 3

Price: \$744,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 820 sqm approx



7568 Midland Hwy CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 3

Price: \$770,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 20234.30 sqm approx

99 Stephen St CAMPBELLS CREEK 3451 (VG)

Agent Comments

2 - -

Price: \$700,000
Method: Sale
Date: 17/12/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 23200 sqm approx