

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	20 Commissioners Gully Rd CHEWTON 3451	\$950,000	30/10/2025
2	27 Hoopers Rd CHEWTON 3451	\$950,000	16/01/2025
3	24 Thornhill La ELPHINSTONE 3448	\$860,000	02/11/2024

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:



4 1 2

Property Type: House
Land Size: 29946.764 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$895,000

Median House Price
23/03/2025 - 22/03/2026: \$755,000

Comparable Properties



20 Commissioners Gully Rd CHEWTON 3451 (REI)

[Agent Comments](#)

3 1 2

Price: \$950,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 24281.16 sqm approx



27 Hoopers Rd CHEWTON 3451 (VG)

[Agent Comments](#)

3 - -

Price: \$950,000
Method: Sale
Date: 16/01/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx



24 Thornhill La ELPHINSTONE 3448 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$860,000
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 42600 sqm approx