

# 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

7 Fryers Road, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$265,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 08/12/2024

to 07/12/2025

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	116 Fryers Rd CHEWTON 3451	\$245,000	24/10/2025
2	12 Sundew Tce CAMPBELLS CREEK 3451	\$315,000	17/08/2025
3	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024

**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:

08/12/2025 15:58



**Property Type:** Land  
**Land Size:** 1460 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$265,000

**Median Land Price**

08/12/2024 - 07/12/2025: \$250,000

## Comparable Properties



**116 Fryers Rd CHEWTON 3451 (REI)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** Land  
**Land Size:** 1037 sqm approx

**12 Sundew Tce CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$315,000  
**Method:** Sale  
**Date:** 17/08/2025  
**Property Type:** Land  
**Land Size:** 1037 sqm approx



**21 Moscript St CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 12/08/2024  
**Property Type:** Land  
**Land Size:** 1153 sqm approx

**Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172**