

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

68 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$685,000

Property Type House

Suburb Campbells Creek

Period - From 14/03/2024

to 13/03/2025

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	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
2	99 Main Rd CAMPBELLS CREEK 3451	\$585,000	22/05/2024
3	83 Main Rd CAMPBELLS CREEK 3451	\$552,500	04/04/2024

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:

14/03/2025 10:17



3 2 0

Property Type: House
Land Size: 2004 sqm approx
Agent Comments

Indicative Selling Price
\$525,000
Median House Price
14/03/2024 - 13/03/2025: \$685,000

Comparable Properties



56 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 2

Price: \$610,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 1000 sqm approx



99 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$585,000
Method: Private Sale
Date: 22/05/2024
Property Type: House
Land Size: 898 sqm approx



83 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 4

Price: \$552,500
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 735 sqm approx