

# 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

108 Campbells Crescent, Redan Vic 3350

### Indicative selling price

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

Range between \$745,000 & \$785,000

### Median sale price

Median price \$445,000 Property Type House Suburb Redan

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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	506 Ascot St.S REDAN 3350	\$760,000	04/04/2025
2	504 Barkly St GOLDEN POINT 3350	\$775,000	31/05/2024
3	712 Tress St MOUNT PLEASANT 3350	\$790,000	19/12/2023

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:

24/04/2025 11:31



5   2   6

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1798 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$745,000 - \$785,000  
**Median House Price**  
 Year ending March 2025: \$445,000

## Comparable Properties



**506 Ascot St.S REDAN 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 682 sqm approx



**504 Barkly St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 31/05/2024  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx



**712 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

3   2   5

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 603 sqm approx

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