

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

5 Gully Road, Welshmans Reef Vic 3462

**Indicative selling price**

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

Single price \$625,000

**Median sale price\***

Median price

Property Type

Suburb

Welshmans Reef

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	1151 Maldon Newstead Rd MALDON 3463	\$640,000	06/06/2024
2	522 Maldon newstead Rd WELSHMANS REEF 3462	\$610,000	22/05/2024
3	493 Maldon Newstead Rd WELSHMANS REEF 3462	\$620,000	06/02/2024

**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:

03/01/2025 09:33

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 6

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 8080 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$625,000  
**No median price available**

## Comparable Properties



**1151 Maldon Newstead Rd MALDON 3463 (VG)**

**Agent Comments**

3 - -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 06/06/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20700 sqm approx



**522 Maldon newstead Rd WELSHMANS REEF 3462 (VG)** **Agent Comments**

3 - -

**Price:** \$610,000  
**Method:** Sale  
**Date:** 22/05/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 10800 sqm approx



**493 Maldon Newstead Rd WELSHMANS REEF 3462 (REI/VG)**

**Agent Comments**

4 1 4

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 6070.29 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377