

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

81b Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$879,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 21/02/2024

to 20/02/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
2	4 Wickham Pl CASTLEMAINE 3450	\$932,000	01/11/2024
3	44 Brigade Av CAMPBELLS CREEK 3451	\$835,000	20/09/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/02/2025 12:49



Property Type:
Divorce/Estate/Family Transfers
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$879,000

Median House Price
21/02/2024 - 20/02/2025: \$680,000

Comparable Properties



14 Cherry Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 798 sqm approx



4 Wickham Pl CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$932,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 882 sqm approx



44 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 1088 sqm approx

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