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 and postcode 11 Broad Parade, Spring Gully, Vic 3550	Gully, Vic 3550
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Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$955,000	&	\$995,000

Median sale price

Median price		\$695,500	Property type	House		Suburb	Spring Gully
Period - From	01/08/2025	to	31/10/2025	Source	Prop	Track	

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 eighteen 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
170 Retreat Road, Spring Gully, VIC 3550	\$895,000	22/10/2024
155 Retreat Road, Spring Gully, VIC 3550	\$1,000,000	11/04/2025
15 Federation Terrace, Kennington, VIC 3550	\$888,000	10/02/2025

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 eighteen months.

This Statement of Information was prepared on:	12/11/2025

