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 JOHNS ROAD RED CLIFFS VIC 3496

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$340,000	&	$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	House	Suburb	Red Cliffs
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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
67 SUNNYCLIFFS CRESCENT RED CLIFFS VIC 3496	$345,000	05-Dec-25
86 SUNNYCLIFFS CRESCENT RED CLIFFS VIC 3496	$357,000	10-Apr-26
139 AZOLIA STREET RED CLIFFS VIC 3496	$365,000	23-Jun-25

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: 23 June 2026

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67 SUNNYCLIFFS CRESCENT RED CLIFFS VIC 3496

3 1 3

Sold Price **$345,000** Sold Date **05-Dec-25**

Distance **1.43km**



86 SUNNYCLIFFS CRESCENT RED CLIFFS VIC 3496

3 1 2

Sold Price **$357,000** Sold Date **10-Apr-26**

Distance **1.26km**



139 AZOLIA STREET RED CLIFFS VIC 3496

3 1 2

Sold Price **$365,000** Sold Date **23-Jun-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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