

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

11 Monks Hill Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$732,500

Property Type

House

Suburb

Chewton

Period - From

04/08/2025

to

03/08/2026

Source

Property Data

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	6 Mckendry St CASTLEMAINE 3450	\$906,000	28/04/2026
2	13 Monks Hill Rd CHEWTON 3451	\$940,000	07/03/2026
3	20 Commissioners Gully Rd CHEWTON 3451	\$950,000	30/10/2025

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 18 months.~~

This Statement of Information was prepared on:

04/08/2026 13:37



3 2 2

Property Type: Residential
(House)
Land Size: 5579 sqm approx
Agent Comments

Indicative Selling Price
\$950,000

Median House Price
04/08/2025 - 03/08/2026: \$732,500

Comparable Properties



6 Mckendry St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$906,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 3260 sqm approx



13 Monks Hill Rd CHEWTON 3451 (VG)

Agent Comments

3 - -

Price: \$940,000
Method: Sale
Date: 07/03/2026
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 17128 sqm approx



20 Commissioners Gully Rd CHEWTON 3451 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 24281.16 sqm approx