

# 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 Mount Gisborne Road, Gisborne Vic 3437

### Indicative selling price

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

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$433,750

Property Type

Vacant land

Suburb

Gisborne

Period - From

20/06/2024

to

19/06/2025

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 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
1		
2		
3		

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:

20/06/2025 12:00



Property Type: Land  
Land Size: 905 sqm approx  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Land Price  
20/06/2024 - 19/06/2025: \$433,750

## Comparable Properties

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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