

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

114 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$743,125

Property Type

House

Suburb

Chewton

Period - From

25/11/2024

to

24/11/2025

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 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 Smith St CHEWTON 3451	\$630,000	12/09/2025
2	175 Main Rd CHEWTON 3451	\$600,000	03/09/2025
3	22 Steele St CHEWTON 3451	\$600,000	28/02/2025

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 18 months.~~

This Statement of Information was prepared on:

25/11/2025 15:52



2
 1
 0

Rooms: 4

Property Type: House

Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price

\$590,000

Median House Price

25/11/2024 - 24/11/2025: \$743,125

Comparable Properties



6 Smith St CHEWTON 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$630,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 1107 sqm approx



175 Main Rd CHEWTON 3451 (REI)

Agent Comments

2
 2
 2

Price: \$600,000

Method: Private Sale

Date: 03/09/2025

Property Type: House

Land Size: 386 sqm approx



22 Steele St CHEWTON 3451 (REI/VG)

Agent Comments

2
 1
 1

Price: \$600,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 925 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377