

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

12 NOWLAN STREET GISBORNE VIC 3437

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Gisborne

Period-from

01 Sep 2024

to

31 Aug 2025

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

37 LEAHY CIRCUIT GISBORNE VIC 3437	\$860,000	28-Mar-25
3 MALONEY ROAD GISBORNE VIC 3437	\$850,000	27-Mar-25
7 MALONEY ROAD GISBORNE VIC 3437	\$880,000	31-May-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: 09 September 2025



37 LEAHY CIRCUIT GISBORNE VIC 3437

Sold Price

\$860,000

Sold Date

28-Mar-25

4

2

2

Distance

0.27km



3 MALONEY ROAD GISBORNE VIC 3437

Sold Price

\$850,000

Sold Date

27-Mar-25

4

2

2

Distance

0.4km



7 MALONEY ROAD GISBORNE VIC 3437

Sold Price

\$880,000

Sold Date

31-May-25

4

2

2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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