

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

1330 OLD MELBOURNE ROAD GORDON VIC 3345

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

\$839,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Gordon

Period-from

01 Nov 2024

to

31 Oct 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

5 MAIN STREET GORDON VIC 3345	\$837,500	14-Aug-25
37 MAIN STREET GORDON VIC 3345	\$810,000	28-Oct-25
8 FAHEYS ROAD GORDON VIC 3345	\$812,000	01-Aug-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: 05 November 2025



5 MAIN STREET GORDON VIC 3345 Sold Price ^{RS} **\$837,500** Sold Date **14-Aug-25**

 3  2  1 Distance **0.38km**



37 MAIN STREET GORDON VIC 3345 Sold Price ^{RS} **\$810,000** ^{UN} Sold Date **28-Oct-25**

 3  2  3 Distance **0.81km**



8 FAHEYS ROAD GORDON VIC 3345 Sold Price ^{RS} **\$812,000** Sold Date **01-Aug-25**

 3  2  2 Distance **1.31km**

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

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