

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14a Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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	28C Steele St CHEWTON 3451	\$665,000	01/08/2025
2	17 Chapel St CAMPBELLS CREEK 3451	\$620,000	18/07/2025
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/09/2025 11:04



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Property Type: House
Land Size: 814 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
June quarter 2025: \$840,000

Comparable Properties



28C Steele St CHEWTON 3451 (REI)

Agent Comments

3 1 -

Price: \$665,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 663 sqm approx



17 Chapel St CAMPBELLS CREEK 3451 (REI)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 1518 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.