

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	15 Shinrone Drive, Gisborne, VIC 3437
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Indicative selling price

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

Price Range	\$770,000	&	\$799,000
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Median sale price

Median price	\$962,500	Property Type	House	Suburb	Gisborne (3437)
Period - From	01/04/2024	to	31/03/2025	Source	realestate.com

Comparable property sales

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
13 MAY DRIVE, GISBORNE VIC 3437	\$822,500	18/09/2024
3 MALONEY ROAD, GISBORNE VIC 3437	\$850,000	27/03/2025
3 DUNKERRIN AVENUE, GISBORNE VIC 3437	\$805,000	27/03/2025

This Statement of Information was prepared on: 30/04/2025