

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 TULLAMORE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,000

Property type

Land

Suburb

Gisborne

Period-from

01 Aug 2024

to

31 Jul 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

24 NOAH STREET GISBORNE VIC 3437	\$425,000	21-Feb-25
4 DALK DRIVE GISBORNE VIC 3437	\$450,000	13-May-25
18 MILES STREET GISBORNE VIC 3437	\$432,500	09-Jan-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: 20 August 2025



24 NOAH STREET GISBORNE VIC 3437

Sold Price

RS

\$425,000

Sold Date

21-Feb-25

 4  2  -

Distance

0.08km



4 DALK DRIVE GISBORNE VIC 3437

Sold Price

\$450,000

Sold Date

13-May-25

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Distance

0.37km



18 MILES STREET GISBORNE VIC 3437

Sold Price

\$432,500

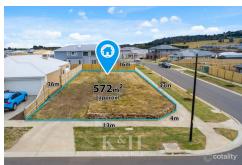
Sold Date

09-Jan-25

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Distance

0.53km



7 KIRKWOOD STREET GISBORNE VIC 3437

Sold Price

\$420,000

Sold Date

02-May-24

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Distance

0.61km



LOT 1649 BUCKLAND BOULEVARD GISBORNE VIC 3437

Sold Price

\$472,000

Sold Date

01-May-24

 -  -  -

Distance

0.65km



LOT 1640 BUCKLAND BOULEVARD GISBORNE VIC 3437

Sold Price

\$435,000

Sold Date

11-Feb-25

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Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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