

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 or
locality and postcode

17 Gunangara Drive, Muckleford Vic 3451

Indicative selling price

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

Single price \$225,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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
1	38 Brigade Av CAMPBELLS CREEK 3451	\$203,500	01/09/2025
2	23 Gurri Dr MUCKLEFORD 3451	\$250,000	01/07/2025
3	4 Ellisville Dr MCKENZIE HILL 3451	\$214,000	24/06/2025

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:

18/12/2025 16:45

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 556 sqm approx
 Agent Comments

Indicative Selling Price
 \$225,000
No median price available

Comparable Properties



38 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$203,500
Method: Private Sale
Date: 01/09/2025
Property Type: Land
Land Size: 514 sqm approx

23 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 01/07/2025
Property Type: Land
Land Size: 795 sqm approx



4 Ellisville Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$214,000
Method: Private Sale
Date: 24/06/2025
Property Type: Land
Land Size: 584 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172