

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

1717 CHILTERN-RUTHERGLEN ROAD RUTHERGLEN VIC 3685

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$839,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Rutherglen

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3 HOLMES COURT RUTHERGLEN VIC 3685	\$960,000	21-Apr-25
160 TOVEYS ROAD CHILTERN VIC 3683	\$849,000	13-Dec-24
57 MAGENTA ROAD CHILTERN VIC 3683	\$785,000	01-Nov-23

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: 07 July 2025



3 HOLMES COURT RUTHERGLEN VIC 3685

Sold Price

^{RS} \$960,000

Sold Date

21-Apr-25

4 2 2

Distance

1.95km



160 TOVEYS ROAD CHILTERN VIC 3683

Sold Price

\$849,000

Sold Date

13-Dec-24

3 1 4

Distance

24.35km



57 MAGENTA ROAD CHILTERN VIC 3683

Sold Price

\$785,000

Sold Date

01-Nov-23

5 3 2

Distance

15.89km

RS = Recent sale

UN = Undisclosed Sale

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