

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

18 FIRMIN ROAD CHURCHILL VIC 3842

Indicative selling price

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

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

House

Suburb

Churchill

Period-from

01 Sep 2024

to

31 Aug 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

4 RITCHIE ROAD CHURCHILL VIC 3842	\$388,500	20-Jun-25
1 MCKAY COURT CHURCHILL VIC 3842	\$406,000	28-May-25
3 MAPLE CRESCENT CHURCHILL VIC 3842	\$412,500	28-Apr-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: 10 September 2025



4 RITCHIE ROAD CHURCHILL VIC 3842

Sold Price

\$388,500

Sold Date

20-Jun-25

3

1

3

Distance

0.1km



1 MCKAY COURT CHURCHILL VIC 3842

Sold Price

\$406,000

Sold Date

28-May-25

3

1

1

Distance

0.27km



3 MAPLE CRESCENT CHURCHILL VIC 3842

Sold Price

\$412,500

Sold Date

28-Apr-25

3

2

-

Distance

0.28km



7 ELM COURT CHURCHILL VIC 3842

Sold Price

^{RS} **\$510,000**

Sold Date

24-Jun-25

4

3

2

Distance

0.34km



10 MAPLE CRESCENT CHURCHILL VIC 3842

Sold Price

\$410,000

Sold Date

03-Jun-25

3

1

2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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