

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

2/70 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$255,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 02/04/2025

to 01/04/2026

Source Property Data

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	8 Sheoak Ct CAMPBELLS CREEK 3451	\$247,000	24/12/2025
2	116 Fryers Rd CHEWTON 3451	\$245,000	24/10/2025
3	11 Banksia Ct CAMPBELLS CREEK 3451	\$249,000	01/08/2025

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:

02/04/2026 10:00



Property Type:
Agent Comments

Indicative Selling Price
\$265,000
Median Land Price
02/04/2025 - 01/04/2026: \$255,000

Comparable Properties



8 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$247,000
Method: Private Sale
Date: 24/12/2025
Property Type: Land (Res)
Land Size: 835 sqm approx



116 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 24/10/2025
Property Type: Land
Land Size: 1037 sqm approx



11 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$249,000
Method: Private Sale
Date: 01/08/2025
Property Type: Land
Land Size: 717 sqm approx

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