

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 Arwon Court, New Gisborne Vic 3438

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$878,500

Property Type

House

Suburb

New Gisborne

Period - From

25/03/2025

to

24/03/2026

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 eighteen 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	42 Hurst Dr NEW GISBORNE 3438	\$1,125,000	03/10/2025
2	16 Cooraminta Cr NEW GISBORNE 3438	\$1,025,000	05/08/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

25/03/2026 13:04



4 2 4

Property Type: House
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
25/03/2025 - 24/03/2026: \$878,500

Comparable Properties



42 Hurst Dr NEW GISBORNE 3438 (REI)

Agent Comments

4 2 2

Price: \$1,125,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 629 sqm approx



16 Cooraminta Cr NEW GISBORNE 3438 (REI)

Agent Comments

3 1 2

Price: \$1,025,000
Method: Private Sale
Date: 05/08/2025
Property Type: Rural (All Types)
Land Size: 16592.13 sqm approx

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.