

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 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$575,000 & \$630,000

Median sale price

Median price \$700,000 Property Type House Suburb Campbells Creek

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	1/79 Main Rd CAMPBELLS CREEK 3451	\$700,000	03/02/2025
2	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
3	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024

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:

30/04/2025 11:27



2 1 3

Property Type: House
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median House Price
March quarter 2025: \$700,000

Comparable Properties



1/79 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 3

Price: \$700,000
Method: Private Sale
Date: 03/02/2025
Property Type: House



56 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 1000 sqm approx



23 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$650,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 2346 sqm approx