

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

210 Peelers Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price \$835,000

Median sale price

Median price \$627,500

Property Type House

Suburb Barkers Creek

Period - From 10/07/2024

to 09/07/2025

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	221 Colles Rd MOONLIGHT FLAT 3450	\$725,000	29/01/2025
2	121 Bingham's Rd HARCOURT 3453	\$930,000	25/11/2024
3	22 Vanstan Rd CASTLEMAINE 3450	\$850,000	14/10/2024

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:

10/07/2025 10:59



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx
Agent Comments

Indicative Selling Price
\$835,000
Median House Price
10/07/2024 - 09/07/2025: \$627,500

Comparable Properties



221 Colles Rd MOONLIGHT FLAT 3450 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 29/01/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 5398 sqm approx



121 Bingham's Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 35612.37 sqm approx



22 Vanstan Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 8002 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377