Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	210 Peelers Road, Barkers Creek Vic 3451
Including suburb or	
locality and postcode	

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	Pro	perty Type Ho	use		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

Aut	areas or comparable property	1 1100	Date of Sale
1	221 Colles Rd MOONLIGHT FLAT 3450	\$725,000	29/01/2025
2	121 Binghams 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



Date of sale











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)

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Agent Comments

Price: \$725,000 Method: Sale Date: 29/01/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5398 sqm approx



121 Binghams Rd HARCOURT 3453 (REI/VG)

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3







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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)

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Price: \$850,000 Method: Private Sale Date: 14/10/2024

Property Type: House Land Size: 8002 sgm approx Agent Comments

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





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