

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 and
postcode

24 WOODWORTH STREET NEW GISBORNE VIC 3438

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

New Gisborne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

49 FRITH ROAD GISBORNE VIC 3437	930000	17-Sep-25
16 HOVEA GROVE NEW GISBORNE VIC 3438	915000	16-May-25
22 DALRAY CRESCENT NEW GISBORNE VIC 3438	945000	10-Apr-25

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: 07 October 2025

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49 FRITH ROAD GISBORNE VIC 3437

 4  2  1

Sold Price

^{RS}

930000

Sold Date

17-Sep-25

Distance

1.94km



16 HOVEA GROVE NEW GISBORNE VIC 3438

 4  2  3

Sold Price

915000

Sold Date

16-May-25

Distance

0.9km



22 DALRAY CRESCENT NEW GISBORNE VIC 3438

 4  2  2

Sold Price

945000

Sold Date

10-Apr-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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