

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

25b Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$865,000

Median sale price

Median price \$690,000

Property Type House

Suburb Campbells Creek

Period - From 01/10/2024

to 30/09/2025

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	5 Moscript St CAMPBELLS CREEK 3451	\$900,000	23/06/2025
2	71b Moscript St CAMPBELLS CREEK 3451	\$843,000	20/03/2025
3	60 Moscript St CAMPBELLS CREEK 3451	\$875,000	28/10/2024

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:

16/10/2025 16:44



4 2 5

Property Type: House (Res)
Land Size: 981 sqm approx
Agent Comments

Indicative Selling Price
\$865,000
Median House Price
Year ending September 2025: \$690,000

Comparable Properties



5 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

5 2 5

Price: \$900,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 2213 sqm approx



71b Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$843,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 1495 sqm approx



60 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$875,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 1207 sqm approx