

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Darling Road, Gruyere Vic 3770

Indicative selling price

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

Range between \$3,950,000

&

\$4,300,000

Median sale price

Median price \$1,726,250

Property Type House

Suburb Gruyere

Period - From 01/07/2024

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Darling Rd GRUYERE 3770	\$2,900,000	06/12/2024
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/08/2025 10:00



 4  3  3

Property Type: House
Land Size: 38 acres sqm approx
Agent Comments

Indicative Selling Price
\$3,950,000 - \$4,300,000
Median House Price
Year ending June 2025: \$1,726,250

Comparable Properties



13 Darling Rd GRUYERE 3770 (REI/VG)

Agent Comments

 5  3  4

Price: \$2,900,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 120839 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.