

# 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

3 Fletcher Street, Guildford Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$855,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Guildford

Period - From

03/10/2024

to

02/10/2025

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 | 17 Franz St GUILDFORD 3451     | \$795,000 | 25/03/2025   |
| 2 | 5 Fletcher St GUILDFORD 3451   | \$675,000 | 04/09/2024   |
| 3 | 69 Pound La GUILDFORD 3451     | \$860,000 | 08/08/2024   |

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:

03/10/2025 16:46



3   
 1   

**Property Type:** House  
**Land Size:** 2761 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$855,000

**Median House Price**  
 03/10/2024 - 02/10/2025: \$625,000

## Comparable Properties



17 Franz St GUILDFORD 3451 (REI/VG)

Agent Comments

3   
 2   
 4

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 25/03/2025  
**Property Type:** House  
**Land Size:** 4228 sqm approx



5 Fletcher St GUILDFORD 3451 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House  
**Land Size:** 368 sqm approx



69 Pound La GUILDFORD 3451 (REI)

Agent Comments

4   
 1   
 6

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 08/08/2024  
**Property Type:** House  
**Land Size:** 121405.80 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172