

# 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 Jacaranda Street, Red Cliffs VIC 3496

### Indicative selling price

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

range between \$300,000 & \$330,000

### Median sale price

Median price \$362,500 Property type House Suburb Red Cliffs

Period - From 1 May 2024 to 30 Apr 2025 Source Corelogic

### Comparable property sales

**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 8 Goulburn Avenue, Red Cliffs VIC 3496	\$330,000	13/10/2024
2 2 Fitzroy Avenue, Red Cliffs VIC 3496	\$275,000	30/01/2025
3 33 Fitzroy Avenue, Red Cliffs VIC 3496	\$280,000	16/07/2024

**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: 29 May 2025