

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

3 PLANE COURT CAMPBELLFIELD VIC 3061

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

\$635,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Campbellfield

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

7 MISTY STREET CAMPBELLFIELD VIC 3061	\$637,500	08-Mar-26
34 MASON STREET CAMPBELLFIELD VIC 3061	\$751,000	07-Mar-26
19 DOROTHY STREET FAWKNER VIC 3060	\$810,000	14-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 03 August 2026



**7 MISTY STREET CAMPBELLFIELD
VIC 3061**

 3  1  2

Sold Price

\$637,500

Sold Date

08-Mar-26

Distance

0.52km



**34 MASON STREET
CAMPBELLFIELD VIC 3061**

 3  1  2

Sold Price

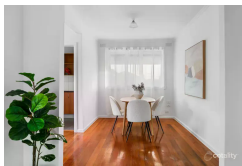
\$751,000

Sold Date

07-Mar-26

Distance

0.63km



**19 DOROTHY STREET FAWKNER
VIC 3060**

 3  1  2

Sold Price

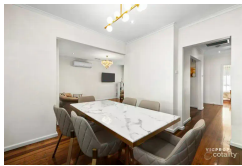
\$810,000

Sold Date

14-Feb-26

Distance

1.79km



**13 DOROTHY STREET FAWKNER
VIC 3060**

 3  1  3

Sold Price

\$885,000

Sold Date

27-Jun-26

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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