

# 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

32 Main Road, Campbells Creek Vic 3451

### Indicative selling price

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

Range between

\$695,000

&

\$745,000

### 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 eighteen 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 | 101 Main Rd CAMPBELLS CREEK 3451 | \$690,000 | 05/08/2025   |
| 2 |                                  |           |              |
| 3 |                                  |           |              |

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 eighteen months.~~

This Statement of Information was prepared on:

03/10/2025 17:29



4 2 3

Property Type: House (Res)  
Land Size: 1760 sqm approx  
Agent Comments

Indicative Selling Price  
\$695,000 - \$745,000  
Median House Price  
Year ending September 2025: \$690,000

Comparable Properties



101 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 1 1

Price: \$690,000  
Method: Private Sale  
Date: 05/08/2025  
Property Type: House  
Land Size: 1203 sqm approx

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 eighteen months.