Statement of Information

Single residential property located outside the Melbourne metropolitan area

							Section	on 4/AF of the Estate Agents Act 1980
Property offe	red fo	r sale						
A Including subu po	38 Bluegum Circuit, Riddells Creek, VIC 3431							
Indicative sel	lling pr	ice						
For the meaning	of this	price see o	consur	mer.vic.gov.au/u	nderquo	oting		
Price Range	\$780,000			&	\$820,000			
Median sale	price							
Median price	\$900,000		Property Type	Hous	e	Suburb	Riddells Creek (3431)	
Period - From	01/04	1/2024	to	30/09/2025	Source	Cotality		
	(b) of to locality proper	the Estate y in which ties sold d	Agent the pr during	s Act 1980. The i	nedian r sale is ied by t	selling price f located has b he section. Be	or a reside been calcu cause of	s provided to comply with section 47AF (2) ential property sold in the same suburb or ulated on the sale prices of 3 residential the small number of sales, the median selling ed accordingly.
Comparable	proper	ty sales						

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 or	: 23/10/2025
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