

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 and
postcode

39 NARDOO STREET RED CLIFFS VIC 3496

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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,750

Property type

House

Suburb

Red Cliffs

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

3 GRELLIS COURT RED CLIFFS VIC 3496	\$522,500	17-Jul-26
44 FITZROY AVENUE RED CLIFFS VIC 3496	\$521,500	11-Mar-26
54 JAMIESON AVENUE RED CLIFFS VIC 3496	\$500,000	13-Jul-26

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: 24 September 2026

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3 GRELIS COURT RED CLIFFS VIC 3496

Sold Price

\$522,500

Sold Date

17-Jul-26

3

1

2

Distance

0.04km



44 FITZROY AVENUE RED CLIFFS VIC 3496

Sold Price

\$521,500

Sold Date

11-Mar-26

3

1

2

Distance

1.1km



54 JAMIESON AVENUE RED CLIFFS VIC 3496

Sold Price

\$500,000

Sold Date

13-Jul-26

3

1

2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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