

# 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

419 Freestone Creek Road, Briagolong Vic 3860

### Indicative selling price

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

Single price

\$1,500,000

### Median sale price

Median price

\$602,500

Property Type

House

Suburb

Briagolong

Period - From

24/12/2024

to

23/12/2025

Source

Property Data

### 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	199 Thistlethwaites Rd BRIAGOLONG 3860	\$1,320,000	04/07/2024
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:

24/12/2025 12:37



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**Indicative Selling Price**  
\$1,500,000

**Median House Price**  
24/12/2024 - 23/12/2025: \$602,500



**Property Type:**  
Agent Comments

## Comparable Properties



**199 Thistlethwaites Rd BRIAGOLONG 3860 (REI)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 04/07/2024  
**Property Type:** House  
**Land Size:** 430200 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.

**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690



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