

## 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 419 Freestone Creek Road, Briagolong Vic 3860  
Including suburb or locality and postcode

### Indicative selling price

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



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$1,500,000

**Median House Price**

24/12/2024 - 23/12/2025: \$602,500

## 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