

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

43 Main Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$649,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/01/2025

to

31/03/2025

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 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
1	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
2	76 Main Rd CAMPBELLS CREEK 3451	\$640,000	22/04/2024
3	54 Main Rd CAMPBELLS CREEK 3451	\$620,000	14/12/2023

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:

08/04/2025 10:25



2
 1
 2

Property Type: House
Land Size: 917 sqm approx
 Agent Comments

Indicative Selling Price
 \$649,000

Median House Price
 March quarter 2025: \$700,000

Comparable Properties



56 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$610,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 1000 sqm approx



76 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$640,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 854 sqm approx



54 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$620,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 1070 sqm approx