

# 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

5 Gully Road, Welshmans Reef Vic 3462

### Indicative selling price

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

Range between \$595,000

&

\$625,000

### Median sale price\*

Median price

Property Type

Suburb

Welshmans Reef

Period - From

to

Source

### 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	522 Maldon newstead Rd WELSHMANS REEF 3462	\$610,000	22/05/2024
2	493 Maldon Newstead Rd WELSHMANS REEF 3462	\$620,000	06/02/2024
3	275 Sandy Creek Rd MALDON 3463	\$525,000	11/10/2023

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:

10/04/2025 14:47

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 6

**Rooms:** 6  
**Property Type:** House  
[Agent Comments](#)

**Indicative Selling Price**  
\$595,000 - \$625,000  
**No median price available**

## Comparable Properties



**522 Maldon newstead Rd WELSHMANS REEF 3462 (VG)** [Agent Comments](#)

3 - -

**Price:** \$610,000  
**Method:** Sale  
**Date:** 22/05/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 10800 sqm approx



**493 Maldon Newstead Rd WELSHMANS REEF 3462 (REI/VG)**

[Agent Comments](#)

4 1 4

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 6070.29 sqm approx



**275 Sandy Creek Rd MALDON 3463 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** House  
**Land Size:** 4319 sqm approx