

# 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

54 Joseph Avenue, New Gisborne Vic 3438

### Indicative selling price

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

Single price \$1,975,000

### Median sale price

Median price \$875,000

Property Type House

Suburb New Gisborne

Period - From 01/10/2024

to 30/09/2025

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	114a Sheedy Rd GISBORNE 3437	\$1,750,000	15/11/2025
2	47 Goode St GISBORNE 3437	\$1,995,000	14/11/2025
3	189 Willowbank Rd GISBORNE 3437	\$1,875,000	23/04/2025

**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:

03/12/2025 14:30



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,975,000  
Median House Price  
Year ending September 2025: \$875,000

## Comparable Properties



114a Sheedy Rd GISBORNE 3437 (REI)

Agent Comments



Price: \$1,750,000  
Method: Private Sale  
Date: 15/11/2025  
Property Type: House  
Land Size: 2171 sqm approx



47 Goode St GISBORNE 3437 (REI)

Agent Comments



Price: \$1,995,000  
Method: Private Sale  
Date: 14/11/2025  
Property Type: House  
Land Size: 1015 sqm approx



189 Willowbank Rd GISBORNE 3437 (REI)

Agent Comments



Price: \$1,875,000  
Method: Private Sale  
Date: 23/04/2025  
Property Type: House  
Land Size: 4000 sqm approx

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611