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	54 Joseph Avenue, New Gisborne Vic 3438
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price	\$875,000	Pro	perty 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 GISBURNE 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)

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3 2

Price: \$1,750,000 Method: Private Sale Date: 15/11/2025 Property Type: House

Land Size: 2171 sqm approx

Agent Comments



47 Goode St GISBORNE 3437 (REI)

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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)

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Agent Comments



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

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





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