

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

63 WOOD STREET CALIFORNIA GULLY VIC 3556

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range		Price &	\$595,000	\$630,000
Single between				

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$469,000	Property type	House	Suburb	California Gully
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

### 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
7 Louden Street, California Gully	\$600,000	28 Mar 2025
126 Simpons Road, Eaglehawk	\$595,000	17 Nov 2025
17 Wood Street, Long Gully	\$630,000	30 Jul 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: 19 November 2025

