

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 (*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