

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

65 Main Road, Chewton Vic 3451

**Indicative selling price**

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

Single price

\$139,000

**Median sale price\***

Median price

Property Type

Suburb

Chewton

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	38 Brigade Av CAMPBELLS CREEK 3451	\$203,500	01/09/2025
2	178 Main Rd CHEWTON 3451	\$192,000	30/07/2025
3	13 Manna Gum Way CAMPBELLS CREEK 3451	\$220,000	20/03/2025

**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:

18/09/2025 07:27

\* 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.



Property Type:  
Agent Comments

Indicative Selling Price  
\$139,000  
No median price available

Comparable Properties



38 Brigade Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$203,500  
Method: Private Sale  
Date: 01/09/2025  
Property Type: Land  
Land Size: 514 sqm approx



178 Main Rd CHEWTON 3451 (REI)

Agent Comments



Price: \$192,000  
Method: Private Sale  
Date: 30/07/2025  
Property Type: Land  
Land Size: 425 sqm approx

13 Manna Gum Way CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$220,000  
Method: Sale  
Date: 20/03/2025  
Property Type: Land  
Land Size: 759 sqm approx