

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

7/59 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$329,000

Median sale price

Median price

\$249,500

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

19/09/2024

to

18/09/2025

Source

Property Data

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.

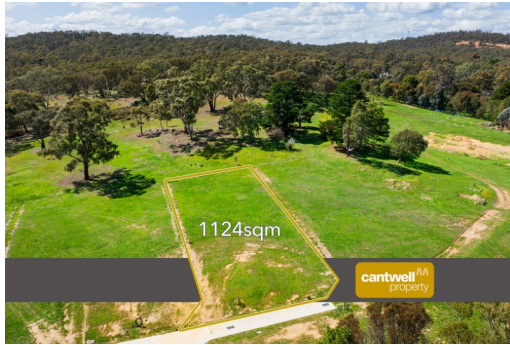
	Address of comparable property	Price	Date of sale
1	43 Fryers Rd CAMPBELLS CREEK 3451	\$355,000	11/09/2025
2	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024
3	11 Sundew Tce CAMPBELLS CREEK 3451	\$349,000	13/05/2024

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:

19/09/2025 16:04



Property Type: Land
Land Size: 1124 sqm approx
 Agent Comments

Indicative Selling Price

\$329,000

Median Land Price

19/09/2024 - 18/09/2025: \$249,500

Comparable Properties



43 Fryers Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 11/09/2025
Property Type: Land
Land Size: 1465 sqm approx



21 Moscript St CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 12/08/2024
Property Type: Land
Land Size: 1153 sqm approx

11 Sundew Tce CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$349,000
Method: Sale
Date: 13/05/2024
Property Type: Land
Land Size: 1860 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172