

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

88 Vaughan Springs Road, Yapeen Vic 3451

Indicative selling price

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

Single price

\$630,000

Median sale price*

Median price

Property Type

Suburb

Yapeen

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	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024
2	173 Main Rd CAMPBELLS CREEK 3451	\$630,000	03/05/2024
3	76 Main Rd CAMPBELLS CREEK 3451	\$640,000	22/04/2024

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:

15/07/2025 13:34

* 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.



3 1 2

Property Type: House
Land Size: 1597 sqm approx
Agent Comments

Indicative Selling Price
\$630,000
No median price available

Comparable Properties



42 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$675,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 1170 sqm approx



173 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$630,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 736 sqm approx



76 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$640,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 854 sqm approx