

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 and
postcode

9 EAGLE RIDGE GISBORNE VIC 3437

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Gisborne

Period-from

01 Sep 2024

to

31 Aug 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

45 WALLABY RUN GISBORNE VIC 3437	\$885,000	03-Jun-25
64 THE BOULEVARD GISBORNE VIC 3437	\$850,000	10-Oct-24
10 BELCHER WAY GISBORNE VIC 3437	\$888,000	02-Jun-25

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.

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45 WALLABY RUN GISBORNE VIC 3437

Sold Price **\$885,000** Sold Date **03-Jun-25**

 4  2  2

Distance **0.12km**



64 THE BOULEVARD GISBORNE VIC 3437

Sold Price **\$850,000** Sold Date **10-Oct-24**

 4  2  2

Distance **0.3km**



10 BELCHER WAY GISBORNE VIC 3437

Sold Price **\$888,000** Sold Date **02-Jun-25**

 4  2  2

Distance **2.16km**

RS = Recent sale **UN** = Undisclosed Sale

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