

# 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

9 Gunangara Dr, Campbells Creek Vic 3451

### Indicative selling price

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

Single price

\$665,000

### Median sale price

Median price

\$692,000

Property Type

House

Suburb

Campbells Creek

Period - From

03/12/2024

to

02/12/2025

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	3 Shilney Ct CAMPBELLS CREEK 3451	\$675,000	22/10/2025
2	7 Kateesha Ct CAMPBELLS CREEK 3451	\$694,000	16/09/2025
3	57 Diamond Gully Rd CAMPBELLS CREEK 3451	\$680,000	05/08/2024

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:

03/12/2025 11:51



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**Rooms:** 6  
**Property Type:** Residential  
**Land Size:** 568 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$665,000  
**Median House Price**  
03/12/2024 - 02/12/2025: \$692,000

## Comparable Properties



**3 Shilney Ct CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**

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**Price:** \$675,000  
**Method:** Sale  
**Date:** 22/10/2025  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx



**7 Kateesha Ct CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

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**Price:** \$694,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House  
**Land Size:** 651 sqm approx



**57 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

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**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 05/08/2024  
**Property Type:** House  
**Land Size:** 663 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377