

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 9 gunangara Dr, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$690,000 Property Type House Suburb Campbells Creek

Period - From 08/10/2024 to 07/10/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 14a Chapel St CAMPBELLS CREEK 3451	\$695,000	29/09/2025
2 98 Diamond Gully Rd MCKENZIE HILL 3451	\$650,000	20/07/2025
3 4 Gurruk Av CAMPBELLS CREEK 3451	\$675,000	28/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/10/2025 11:15



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
08/10/2024 - 07/10/2025: \$690,000

Comparable Properties



14a Chapel St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 814 sqm approx



98 Diamond Gully Rd MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 20/07/2025
Property Type: House (Res)
Land Size: 500 sqm approx



4 Gurruk Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 560 sqm approx

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



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