

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 9 Gunangara Dr, Campbells Creek Vic 3451
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see 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



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)



Price: \$675,000

Method: Sale

Date: 22/10/2025

Property Type: House (Res)

Land Size: 762 sqm approx

Agent Comments



7 Kateesha Ct CAMPBELLS CREEK 3451 (REI/VG)



Price: \$694,000

Method: Private Sale

Date: 16/09/2025

Property Type: House

Land Size: 651 sqm approx

Agent Comments



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



Price: \$680,000

Method: Private Sale

Date: 05/08/2024

Property Type: House

Land Size: 663 sqm approx

Agent Comments

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