## 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 SHINRONE DRIVE 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	\$1,150,000	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$926,000	Prop	erty type		House	Suburb	Gisborne
Period-from	01 Nov 2024	to	31 Oct 2	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
31 ARRAN STREET GISBORNE VIC 3437	\$1,165,000	07-Jul-25
53 COTTON CIRCUIT GISBORNE VIC 3437	\$1,230,000	14-May-25
24 LEAHY CIRCUIT GISBORNE VIC 3437	\$1,132,000	01-Jul-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.

This Statement of Information was prepared on: 13 November 2025





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31 ARRAN STREET GISBORNE VIC Sold Price 3437

**\$1,165,000** Sold Date **07-Jul-25** 

Distance 0.19km

53 COTTON CIRCUIT GISBORNE **VIC 3437** 

aa2

Sold Price

\$1,230,000 Sold Date 14-May-25

Distance 0.28km



24 LEAHY CIRCUIT GISBORNE VIC Sold Price

**\$1,132,000** Sold Date **01-Jul-25** 

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Distance 0.42km

**RS** = Recent sale

UN = Undisclosed Sale

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