

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

Lot 1/3 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$249,500

Property Type Vacant land

Suburb Campbells Creek

Period - From 18/09/2024

to 17/09/2025

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	38 Brigade Av CAMPBELLS CREEK 3451	\$203,500	01/09/2025
2	11 Banksia Ct CAMPBELLS CREEK 3451	\$249,000	01/08/2025
3	5 Diamond Gully Rd CAMPBELLS CREEK 3451	\$250,000	24/06/2025

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:

18/09/2025 11:10



Property Type:
Agent Comments

Indicative Selling Price
\$250,000
Median Land Price
18/09/2024 - 17/09/2025: \$249,500

Comparable Properties



38 Brigade Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$203,500
Method: Private Sale
Date: 01/09/2025
Property Type: Land
Land Size: 514 sqm approx



11 Banksia Ct CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$249,000
Method: Private Sale
Date: 01/08/2025
Property Type: Land
Land Size: 717 sqm approx



5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 24/06/2025
Property Type: Land
Land Size: 816 sqm approx