

# 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

397 Millbrook-egerton Road, Gordon Vic 3345

### Indicative selling price

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

Range between

\$850,000

&

\$890,000

### Median sale price

Median price

\$845,000

Property Type

House

Suburb

Gordon

Period - From

29/05/2025

to

28/05/2026

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 eighteen 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	32 Trounces La MOUNT EGERTON 3352	\$825,000	06/03/2026
2	117 Portland Flat Rd GORDON 3345	\$870,000	19/06/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

29/05/2026 09:07



3 1 3

**Rooms:** 2  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$890,000  
**Median House Price**  
29/05/2025 - 28/05/2026: \$845,000

## Comparable Properties



32 Trounces La MOUNT EGERTON 3352 (REI/VG)

[Agent Comments](#)

3 1 2

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 06/03/2026  
**Property Type:** House  
**Land Size:** 29000 sqm approx



117 Portland Flat Rd GORDON 3345 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 19/06/2025  
**Property Type:** House  
**Land Size:** 50990.44 sqm approx

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 eighteen months.