

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

140 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$545,000

&

\$585,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	68 Main Rd CAMPBELLS CREEK 3451	\$507,000	21/03/2025
2	39 Happy Valley Rd CASTLEMAINE 3450	\$476,000	23/01/2025
3	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024

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:

23/06/2025 20:39

140 Main Road, Campbells Creek Vic 3451

**Jellis
Craig**

Leah Panos
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Indicative Selling Price

\$545,000 - \$585,000

Median House Price

Year ending March 2025: \$680,000



 3  1  4

Property Type: House

Land Size: 3163 sqm approx

Agent Comments

Comparable Properties



68 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3  2  -

Price: \$507,000

Method: Private Sale

Date: 21/03/2025

Property Type: House

Land Size: 2004 sqm approx



39 Happy Valley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$476,000

Method: Private Sale

Date: 23/01/2025

Property Type: House

Land Size: 3328 sqm approx



23 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 2  1  3

Price: \$650,000

Method: Private Sale

Date: 02/12/2024

Property Type: House

Land Size: 2346 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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