

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

21 WORCESTER ROAD 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

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,000

Property type

House

Suburb

Gisborne

Period-from

01 Aug 2024

to

31 Jul 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

LOT 7 LIDDERDALE DRIVE GISBORNE VIC 3437	\$430,000	08-Oct-24
LOT 1640 BUCKLAND BOULEVARD GISBORNE VIC 3437	\$435,000	11-Feb-25
49 DALK STREET GISBORNE VIC 3437	\$401,000	07-Feb-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: 05 August 2025



LOT 7 LIDDERDALE DRIVE GISBORNE VIC 3437

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Sold Price **\$430,000** Sold Date **08-Oct-24**

Distance **0.78km**



LOT 1640 BUCKLAND BOULEVARD GISBORNE VIC 3437

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Sold Price **\$435,000** Sold Date **11-Feb-25**

Distance **1.79km**



49 DALK STREET GISBORNE VIC 3437

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Sold Price **\$401,000** Sold Date **07-Feb-25**

Distance **2.38km**



13 DALK DRIVE GISBORNE VIC 3437

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Sold Price ^{RS} **\$420,000** Sold Date **07-Jul-25**

Distance **2.14km**



LOT 1645 BUCKLAND BOULEVARD GISBORNE VIC 3437

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Sold Price **\$444,000** Sold Date **30-Jan-25**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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