

# 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

77 Hamilton Street, Gisborne Vic 3437

### Indicative selling price

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

Single price

\$1,180,000

### Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Gisborne

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	28 Goode St GISBORNE 3437	\$1,220,000	13/06/2025
2	9 Curtis Ct GISBORNE 3437	\$1,170,000	13/06/2025
3	50 Brantome St GISBORNE 3437	\$1,100,000	22/03/2025

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 15:15

77 Hamilton Street, Gisborne Vic 3437

**Jellis  
Craig**

Leanne Pearman

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**Indicative Selling Price**

\$1,180,000

**Median House Price**

Year ending March 2025: \$1,020,000



4 2 0

**Rooms:** 10

**Property Type:** House

**Land Size:** 922 sqm approx

Agent Comments

## Comparable Properties



**28 Goode St GISBORNE 3437 (REI)**

Agent Comments

3 2 -

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 13/06/2025

**Property Type:** House

**Land Size:** 656 sqm approx



**9 Curtis Ct GISBORNE 3437 (REI)**

Agent Comments

4 2 2

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 13/06/2025

**Property Type:** House

**Land Size:** 1760 sqm approx



**50 Brantome St GISBORNE 3437 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 1060 sqm approx

**Account - Jellis Craig** | P: 0354272800 | F: 0354272811



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