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

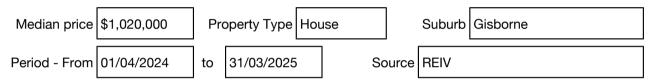
77 Hamilton Street, Gisborne Vic 3437

Indicative selling price

For the meaning of this		

Single price \$1,180,000

Median sale price



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.

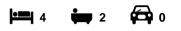
This Statement of Information was prepared on:

23/06/2025 15:15



77 Hamilton Street, Gisborne Vic 3437

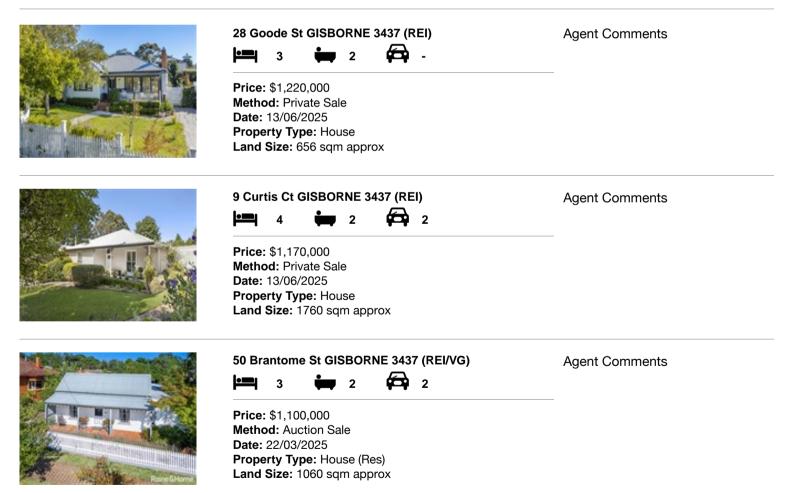




Rooms: 10 Property Type: House Land Size: 922 sqm approx Agent Comments Leanne Pearman 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

Indicative Selling Price \$1,180,000 Median House Price Year ending March 2025: \$1,020,000

Comparable Properties



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



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