

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 511 - Waterspray Street, Gisborne, 3437

Indicative selling price

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

Single price \$ 438,500

or range between

&

Median sale price

Median price \$ 456,000

Property type Vacant Land

Suburb Gisborne

Period - From 1/07/2025

to

30/09/2025

Source Oliver Hume

Comparable property sales

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 Lot 315 - Road 4, Gisborne, 3437	\$ 426,000	8/11/2025
2 Lot 316 - Road 4, Gisborne, 3437	\$ 426,000	12/09/2025
3 Lot 328 - Road 5, Gisborne, 3437	\$ 426,000	30/08/2025

This Statement of Information was prepared on:

23 Feb 2026