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 320 - Road 1, Gisborne, 3437

Indicative selling price

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

Single price	$ 557,800	or range between		&

Median sale price

Median price	$ 441,500	Property type		Suburb	Gisborne
Period - From	1/04/2024	to	30/06/2024	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 343 - Road 2, Gisborne, 3437	$ 552,800	21/09/2025
2 Lot 230 - Road 2, Gisborne, 3437	$ 547,800	30/09/2025
3 Lot 229 - Road 2, Gisborne, 3437	$ 540,800	6/02/2025

This Statement of Information was prepared on: 15 Dec 2025