

# 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

11 Main Road, Campbells Creek Vic 3451

### Indicative selling price

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

Single price \$850,000

### Median sale price

Median price \$700,000

Property Type House

Suburb Campbells Creek

Period - From 01/07/2024

to 30/06/2025

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	5 Moscript St CAMPBELLS CREEK 3451	\$900,000	23/06/2025
2	1 Miller Rise CAMPBELLS CREEK 3451	\$885,000	08/05/2025
3	10 Catherine Ct CAMPBELLS CREEK 3451	\$850,000	25/06/2024

**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:

09/07/2025 15:25



4 2 2

Rooms: 6  
Property Type: House  
Land Size: 1007 sqm approx  
Agent Comments

Comparable Properties



5 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

5 2 5

Price: \$900,000  
Method: Private Sale  
Date: 23/06/2025  
Property Type: House  
Land Size: 2213 sqm approx



1 Miller Rise CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 4

Price: \$885,000  
Method: Private Sale  
Date: 08/05/2025  
Property Type: House  
Land Size: 952 sqm approx



10 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000  
Method: Private Sale  
Date: 25/06/2024  
Property Type: House  
Land Size: 759 sqm approx