

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 and
postcode

1330 OLD MELBOURNE ROAD GORDON VIC 3345

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$879,000

&

\$919,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Gordon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

18 CARTONS ROAD GORDON VIC 3345	\$890,000	20-Jul-24
54 NIGHTINGALE STREET GORDON VIC 3345	\$850,000	14-Mar-25
117 PORTLAND FLAT ROAD GORDON VIC 3345	\$870,000	19-Jun-25

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: 15 July 2025



18 CARTONS ROAD GORDON VIC 3345

 3  2  2

Sold Price

\$890,000

Sold Date

20-Jul-24

Distance

0.64km



54 NIGHTINGALE STREET GORDON VIC 3345

 3  2  -

Sold Price

\$850,000

Sold Date

14-Mar-25

Distance

0.99km



117 PORTLAND FLAT ROAD GORDON VIC 3345

 3  2  2

Sold Price

^{RS} **\$870,000**

Sold Date

19-Jun-25

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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