

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

276 STATION ROAD NEW GISBORNE VIC 3438

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

\$1,190,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

House

Suburb

New Gisborne

Period-from

01 Jun 2024

to

31 May 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

11 HYPERNO COURT NEW GISBORNE VIC 3438	\$1,230,000	02-May-25
59 ROSS WATT ROAD GISBORNE VIC 3437	\$1,300,000	30-May-25
75 MULGUTHERIE WAY GISBORNE VIC 3437	\$1,210,000	26-Aug-24

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 June 2025



**11 HYPERNO COURT NEW
GISBORNE VIC 3438**

 5  2  2

Sold Price ^{RS} **\$1,230,000** Sold Date **02-May-25**

Distance **0.26km**



**59 ROSS WATT ROAD GISBORNE
VIC 3437**

 4  2  -

Sold Price ^{RS} **\$1,300,000** Sold Date **30-May-25**

Distance **1.63km**



**75 MULGUTHERIE WAY GISBORNE
VIC 3437**

 4  2  4

Sold Price **\$1,210,000** Sold Date **26-Aug-24**

Distance **3.82km**



**24 FRITH ROAD GISBORNE VIC
3437**

 5  2  3

Sold Price ^{RS} **\$1,200,000** Sold Date **07-May-25**

Distance **2.34km**

RS = Recent sale **UN** = Undisclosed Sale

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