

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

8 Faheys Road, Gordon Vic 3345

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$710,000

Property Type House

Suburb Gordon

Period - From 01/04/2024

to 31/03/2025

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 eighteen 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	54 Nightingale St GORDON 3345	\$850,000	14/03/2025
2	5 Russell St GORDON 3345	\$770,000	11/04/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

18/06/2025 09:50



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Property Type: House
Land Size: 3007sqm sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending March 2025: \$710,000

Comparable Properties



54 Nightingale St GORDON 3345 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 3343 sqm approx



5 Russell St GORDON 3345 (REI/VG)

Agent Comments

 3  2  4

Price: \$770,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 6310 sqm approx

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 eighteen months.