

## 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 112 - Road 2, Gisborne, 3437

### Indicative selling price

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

Single price

\$ 552,800

or range between

&

### Median sale price

Median price

\$ 441,500

Property type

Vacant Land

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 229 - Road 2, Gisborne, 3437 | \$ 540,800 | 6/02/2025    |
| 2 Lot 113 - Road 3, Gisborne, 3437 | \$ 538,000 | 29/05/2025   |
| 3 Lot 231 - Road 2, Gisborne, 3437 | \$ 537,800 | 22/10/2024   |

This Statement of Information was prepared on:

20 Oct 2025