

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

21 Brown Street, California Gully Vic 3556

Indicative selling price

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

California Gully

Period - From

01/10/2024

to

31/12/2024

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	34 Watson Av EAGLEHAWK 3556	\$510,000	20/12/2024
2	6 Cambridge Ct CALIFORNIA GULLY 3556	\$515,000	18/11/2024
3	21a Dowding St CALIFORNIA GULLY 3556	\$520,000	09/10/2024

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:

25/02/2025 21:30



Property Type:
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median House Price
December quarter 2024: \$470,000

Comparable Properties



34 Watson Av EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 20/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 483 sqm approx



6 Cambridge Ct CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 602 sqm approx



21a Dowding St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 646 sqm approx

Account - Step Up Property