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	6 OAKLEY COURT GISBORNE VIC 3437

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	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$930,000	Property type	House	Suburb	Gisborne
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
8 OAKLEY COURT GISBORNE VIC 3437	$822,500	17-Oct-24
22 OAKLEY COURT GISBORNE VIC 3437	$865,000	29-Oct-24
76 AITKEN STREET GISBORNE VIC 3437	$930,000	13-Jan-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: 31 October 2025

Gerasimos Grammenos
P 9744 2555
M 0409 852 373
E ggrammenos@woodards.com.au



8 OAKLEY COURT GISBORNE VIC 3437

3 2 1

Sold Price **$822,500** Sold Date **17-Oct-24**

Distance **0.05km**



22 OAKLEY COURT GISBORNE VIC 3437

4 2 1

Sold Price **$865,000** Sold Date **29-Oct-24**

Distance **0.12km**



76 AITKEN STREET GISBORNE VIC 3437

3 1 1

Sold Price **$930,000** Sold Date **13-Jan-25**

Distance **0.39km**

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

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