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 Speranza Court, Marshall Vic 3216

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $655,000 Property Type House Suburb Marshall

Period - From 01/01/2025 to 31/12/2025 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 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	60 Giovanni Dr CHARLEMONT 3217	$650,000	13/11/2025
2	11 Larkspur Way CHARLEMONT 3217	$665,000	19/09/2025
3	44 Scullin Rd CHARLEMONT 3217	$710,000	21/08/2025

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: 14/01/2026 15:28

8 Speranza Court, Marshall Vic 3216

JellisCraig



4 2 2

Rooms: 5
Property Type: House
Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
Year ending December 2025: $655,000

Comparable Properties



60 Giovanni Dr CHARLEMONT 3217 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 347 sqm approx

Agent Comments



11 Larkspur Way CHARLEMONT 3217 (REI/VG)

4 2 2

Price: $665,000
Method: Private Sale
Date: 19/09/2025
Property Type: House
Land Size: 390 sqm approx

Agent Comments



44 Scullin Rd CHARLEMONT 3217 (REI/VG)

4 2 2

Price: $710,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE

propertydata.com.au

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