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	24 WYRALLA CRESCENT GISBORNE VIC 3437

Indicative selling price

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

	or range between	$1,100,000	&	$1,200,000

Median sale price

Median price	$975,000	Property type	HOUSE		GISBORNE
Period - From	JAN 2025	to	DEC 2025	Source	pricefinder

Comparable property sales

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.

1 29 WYRALLA CRESCENT GISBORNE	$1,260,000	21/7/2025
2 8 MOUNT GISBORNE ROAD GISBORNE	$1,440,000	1/1/2026
3 13 PEARCE COURT GISBORNE	$1,165,000	13/11/2025

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: 27th January 2026