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	2 Carnival Court, Clifton Springs VIC 3222

Indicative selling price

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

Range between $619,000 & $669,000

Median sale price

Median price $660,000 Property Type House Suburb Clifton Springs

Period - From 11/08/2025 to 10/02/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Waulu Avenue Clifton Springs VIC 3222	$636,000	19/09/2025
105 Beacon Point Road Clifton Springs VIC 3222	$650,000	16/09/2025
49 Leawarra Way Clifton Springs VIC 3222	$668,000	21/11/2025

This Statement of Information was prepared on: 11/02/2026