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	25 Coop Drive, Gisborne, 3437

Indicative selling price

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

	or range between	$1,195,000	&	$1,295,000

Median sale price

Median price	$1,000,000	Property type	House	Suburb	Gisborne
Period - From	January 2025	to	December 2025	Source	Realestate.com

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.

Address of comparable property	Price	Date of sale
24 Hurst Street, Gisborne	$1,285,000	9 September 2025
14 Seville Road, Gisborne	$1,190,000	29 October 2024
10 Sundew Court, Gisborne	$1,480,000	25 September 2025

This Statement of Information was prepared on: 6th January 2026