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	19 Gidgee Mews, Clifton Springs VIC 3222

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $670,000 Property Type House Suburb Clifton Springs

Period - From 05/11/2025 to 04/05/2026 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
6 Gidgee Mews Clifton Springs VIC 3222	$770,000	09/02/2026
14 Macauley Way Drysdale VIC 3222	$775,000	13/01/2026
112 Bay Shore Avenue Clifton Springs VIC 3222	$820,000	28/03/2026

This Statement of Information was prepared on: 05/05/2026