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: 41 Chapple Street, California Gully, Vic 3556

Indicative selling price

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

range between $590,000 & $620,000

Median sale price

Median price $574,500 Property type *House* Suburb California Gully

Period - From 01/04/2026 to 30/06/2026 Source PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
40 Chapple Street, California Gully, VIC 3556	$480,000	25/02/2025
14 Wattle View Grove, California Gully, VIC 3556	$580,000	01/05/2025
23 Chapple Street, California Gully, VIC 3556	$550,000	09/06/2026

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 eighteen months.~~

This Statement of Information was prepared on: 21/07/2026