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	31 ARRAN STREET GISBORNE VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,150,000	&	$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$905,000	Property type	House	Suburb	Gisborne
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 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
43 FERSFIELD ROAD GISBORNE VIC 3437	$1,150,000	14-Nov-24
42 VANCLEVE CRESCENT GISBORNE VIC 3437	$1,150,000	20-Dec-24
14 SEVILLE ROAD GISBORNE VIC 3437	$1,190,000	19-Nov-24

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 18 months.~~

This Statement of Information was prepared on: 26 March 2025

Stacey Weston
M 03 5428 2800
E sweston@woodards.com.au



43 FERSFIELD ROAD GISBORNE VIC 3437

4 2 -

Sold Price **$1,150,000** Sold Date **14-Nov-24**

Distance **1.51km**



42 VANCLEVE CRESCENT GISBORNE VIC 3437

4 2 2

Sold Price Sold Date **20-Dec-24**

Distance **1.17km**



14 SEVILLE ROAD GISBORNE VIC 3437

4 2 3

Sold Price RS **$1,190,000** UN Sold Date **19-Nov-24**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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