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	12 Hotham Street, Clunes Vic 3370

Indicative selling price

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

Range between $545,000 & $575,000

Median sale price

Median price $507,500 Property Type House Suburb Clunes

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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
1	14 Service St CLUNES 3370	$561,000	17/05/2025
2	5 Comet St CLUNES 3370	$565,000	20/01/2025
3			

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: 15/10/2025 10:31

12 Hotham Street, Clunes Vic 3370

JellisCraig



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Property Type: House
Land Size: 1270 sqm approx

Agent Comments

Indicative Selling Price
$545,000 - $575,000
Median House Price
15/10/2024 - 14/10/2025: $507,500

Comparable Properties

14 Service St CLUNES 3370 (VG)

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Price: $561,000
Method: Sale
Date: 17/05/2025
Property Type: Wooded/Bushland Areas (without Conservation Agreement etc)
Land Size: 1012 sqm approx

Agent Comments



5 Comet St CLUNES 3370 (REI/VG)

3 2 2

Price: $565,000
Method: Private Sale
Date: 20/01/2025
Property Type: House
Land Size: 978 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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