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 West Street, Clunes Vic 3370

Indicative selling price

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

Range between $620,000 & $645,000

Median sale price

Median price $500,100 Property Type House Suburb Clunes

Period - From 28/10/2024 to 27/10/2025 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 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
1	39 Service St CLUNES 3370	$660,000	19/08/2025
2	40A Canterbury St CLUNES 3370	$630,000	15/08/2024
3	9 Camp Pde CLUNES 3370	$620,000	23/05/2024

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: 28/10/2025 10:19

12 West Street, Clunes Vic 3370

JellisCraig



3 2 2

Property Type: House
Land Size: 1359 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $645,000
Median House Price
28/10/2024 - 27/10/2025: $500,100

Comparable Properties



39 Service St CLUNES 3370 (REI/VG)

3 1 4

Price: $660,000
Method: Private Sale
Date: 19/08/2025
Property Type: House (Res)
Land Size: 1028 sqm approx

Agent Comments



40A Canterbury St CLUNES 3370 (REI/VG)

4 2 2

Price: $630,000
Method: Private Sale
Date: 15/08/2024
Property Type: House
Land Size: 922 sqm approx

Agent Comments



9 Camp Pde CLUNES 3370 (REI/VG)

2 1 2

Price: $620,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 1712 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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