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	40 Central Road, Clifton Springs VIC 3222

Indicative selling price

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

Single price $745,000

Median sale price

Median price $653,800 Property Type House Suburb Clifton Springs

Period - From 30/05/2025 to 29/11/2025 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
12 Shakespear Avenue Curlewis VIC 3222	$750,000	19/09/2025
12 Fairwind Street Curlewis VIC 3222	$750,000	15/09/2025
34 Baybrook Avenue Curlewis VIC 3222	$780,000	07/08/2025

This Statement of Information was prepared on: 30/11/2025