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	3 Gwinganna Drive, Clifton Springs VIC 3222

Indicative selling price

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

Range between $709,000 & $759,000

Median sale price

Median price $655,000 Property Type House Suburb Clifton Springs

Period - From 28/04/2025 to 27/10/2025 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
26 Boonderabbi Drive Clifton Springs VIC 3222	$745,000	02/08/2025
21 Streeton Way Clifton Springs VIC 3222	$752,500	25/07/2025
28 Parrakoola Drive Clifton Springs VIC 3222	$730,000	20/06/2025

This Statement of Information was prepared on: 28/10/2025