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	7 GRANGE COURT 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	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Land	Suburb	Gisborne
Period-from	01 Aug 2025	to	31 Jul 2026	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 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
121 BROOKING ROAD GISBORNE VIC 3437	$743,000	19-May-25
143 BROOKING ROAD GISBORNE VIC 3437	$740,000	14-Aug-25
25 GLENLOCH LOOP GISBORNE VIC 3437	$784,400	22-Apr-26

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: 31 August 2026

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121 BROOKING ROAD GISBORNE VIC 3437

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Sold Price **$743,000** Sold Date **19-May-25**

Distance **2.26km**

143 BROOKING ROAD GISBORNE VIC 3437

- - -

Sold Price **$740,000** Sold Date **14-Aug-25**

Distance **2.63km**

25 GLENLOCH LOOP GISBORNE VIC 3437

- - -

Sold Price **$784,400** Sold Date **22-Apr-26**

Distance **3.89km**

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

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