

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

32 Bay Shore Ave, Clifton Springs

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$740,000

&

\$780,000

## Median sale price

Median price

\$650,000

Property type

Residential House

Suburb

Clifton Springs

Period - From

May 2024

to

June 2025

Source

Realestate.com.au

## Comparable property sales

**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
59 Bay Shore Ave, Clifton Springs	\$735,000	14/11/2024
21 Barrands Lane, Clifton Springs	\$740,000	13/11/2024
12 Waulu Ave, Clifton Springs	\$715,000	05/03/2025

This Statement of Information was prepared on: 25/06/2025