

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Gurruk Av, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

03/04/2024

to

02/04/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
2	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
3	1D Roalies PI CAMPBELLS CREEK 3451	\$665,000	03/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/04/2025 10:41



Property Type: Land
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
03/04/2024 - 02/04/2025: \$680,000

Comparable Properties



37 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 435 sqm approx



9 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 724 sqm approx



1D Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 502 sqm approx