

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 or
locality and postcode

11 Banksia Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$245,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 11/07/2024

to 10/07/2025

Source Property Data

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
1	13 Manna Gum Way CAMPBELLS CREEK 3451	\$220,000	20/03/2025
2	1 Ellisville Dr MCKENZIE HILL 3451	\$260,000	27/12/2024
3	51 Diamond Gully Rd CAMPBELLS CREEK 3451	\$210,000	06/12/2024

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:

11/07/2025 12:48



Property Type: Residential Land
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$249,000
Median Land Price
11/07/2024 - 10/07/2025: \$245,000

Comparable Properties

13 Manna Gum Way CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$220,000
Method: Sale
Date: 20/03/2025
Property Type: Land
Land Size: 759 sqm approx

1 Ellisville Dr MCKENZIE HILL 3451 (VG) Agent Comments



Price: \$260,000
Method: Sale
Date: 27/12/2024
Property Type: Land
Land Size: 776 sqm approx



51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$210,000
Method: Private Sale
Date: 06/12/2024
Property Type: Land
Land Size: 686 sqm approx