

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

210 GEMBROOK-TONIMBUK ROAD GEMBROOK VIC 3783

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Gembrook

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

300 GEMBROOK-TONIMBUK ROAD GEMBROOK VIC 3783

\$1,110,000

16-Apr-26

23 MANN ROAD PAKENHAM UPPER VIC 3810

\$1,600,000

10-Apr-25

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 6 months.

This Statement of Information was prepared on: 04 May 2026



300 GEMBROOK-TONIMBUK ROAD
GEMBROOK VIC 3783

Sold Price

^{RS}\$1,110,000

Sold Date

16-Apr-26

3

2

6

Distance

0.6km



23 MANN ROAD PAKENHAM
UPPER VIC 3810

Sold Price

\$1,600,000

Sold Date

10-Apr-25

5

2

-

Distance

3.59km

RS = Recent sale UN = Undisclosed Sale

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