

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

23 WORCESTER ROAD, GISBORNE VIC 3437

Indicative selling price

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

or range between \$850,000 & \$930,000

Median sale price

Median price

\$992,500

Property type

HOUSE

GISBORNE

Period - From

June 2025

to

May 2026

Source



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

1. 28 WORCESTER ROAD GISBORNE	\$830,000	24/11/2025
2. 34 STEPHEN STREET GISBORNE	\$850,000	02/03/2026
3. 4 CARROLL COURT GISBORNE	\$906,000	24/03/2026

- 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: 10th June 2026