

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

397 Millbrook-egerton Road, Gordon Vic 3345

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$837,500

Property Type House

Suburb Gordon

Period - From 20/04/2025

to

19/04/2026

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

20/04/2026 14:23



 3  1  2

Rooms: 2

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median House Price

20/04/2025 - 19/04/2026: \$837,500

Comparable Properties

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555