

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

4 Binggal Av, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$259,000

Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

16/04/2025

to

15/04/2026

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

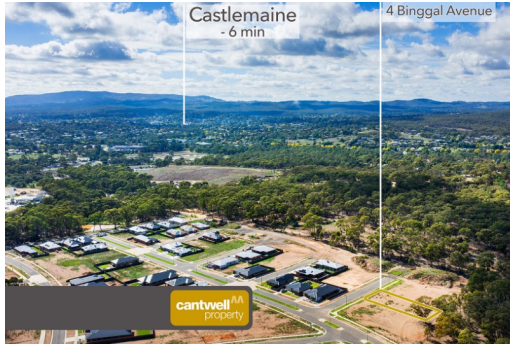
	Address of comparable property	Price	Date of sale
1	6 Binggal Av CAMPBELLS CREEK 3451	\$253,000	01/04/2026
2	4 Banya St MUCKLEFORD 3451	\$245,000	03/03/2026
3	65 Diamond Gully Rd MUCKLEFORD 3451	\$255,000	15/08/2025

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:

16/04/2026 12:47



Property Type: Land
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
 \$259,000

Median Land Price
 16/04/2025 - 15/04/2026: \$250,000

Comparable Properties



6 Binggal Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$253,000
Method: Private Sale
Date: 01/04/2026
Property Type: Land
Land Size: 796 sqm approx

4 Banya St MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 03/03/2026
Property Type: Land

65 Diamond Gully Rd MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$255,000
Method: Sale
Date: 15/08/2025
Property Type: Land
Land Size: 830 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172