

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 and
postcode

4 GRADUATION PLACE CHURCHILL VIC 3842

Indicative selling price

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

Single Price

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

House

Suburb

Churchill

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

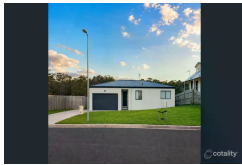
Date of sale

4 OMARU COURT CHURCHILL VIC 3842	\$507,000	16-Mar-25
18 MANNING DRIVE CHURCHILL VIC 3842	\$510,000	15-Oct-25
18 SHEOKE GROVE CHURCHILL VIC 3842	\$475,000	20-Apr-26

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: 14 September 2026



4 OMARU COURT CHURCHILL VIC 3842

Sold Price

\$507,000

Sold Date

16-Mar-25

3

2

1

Distance

0.39km



18 MANNING DRIVE CHURCHILL VIC 3842

Sold Price

\$510,000

Sold Date

15-Oct-25

3

-

-

Distance

1.72km



18 SHEOKE GROVE CHURCHILL VIC 3842

Sold Price

\$475,000

Sold Date

20-Apr-26

3

1

2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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