

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

40B GRANT AVENUE GISBORNE VIC 3437

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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Gisborne

Period-from

01 Aug 2025

to

31 Jul 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

34 KEILY ROAD GISBORNE VIC 3437	\$700,000	17-Nov-25
11 RAILTON COURT GISBORNE VIC 3437	\$730,000	19-Mar-26
52 FERSFIELD ROAD GISBORNE VIC 3437	\$680,000	16-Jan-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: 21 August 2026



34 KEILY ROAD GISBORNE VIC 3437

Sold Price

\$700,000

Sold Date

17-Nov-25



3



2



2

Distance

0.14km



11 RAILTON COURT GISBORNE VIC 3437

Sold Price

\$730,000

Sold Date

19-Mar-26



3



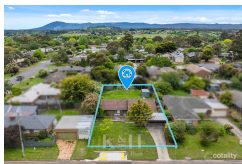
2



1

Distance

0.18km



52 FERSFIELD ROAD GISBORNE VIC 3437

Sold Price

\$680,000

Sold Date

16-Jan-26



3



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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