

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

44 GOULBURN AVENUE RED CLIFFS VIC 3496

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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Red Cliffs

Period-from

01 Jul 2025

to

30 Jun 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

7 BETTY KRAKE DRIVE RED CLIFFS VIC 3496	\$470,000	19-Dec-25
61 BETTY KRAKE DRIVE RED CLIFFS VIC 3496	\$525,000	17-Mar-25
16 LAVENDER RISE RED CLIFFS VIC 3496	\$531,000	18-Feb-25

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: 09 July 2026

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7 BETTY KRAKE DRIVE RED CLIFFS VIC 3496

 2
  2
  2

Sold Price \$470,000 Sold Date 19-Dec-25

Distance 0.17km



61 BETTY KRAKE DRIVE RED CLIFFS VIC 3496

 2
  2
  2

Sold Price

\$525,000 Sold Date 17-Mar-25

Distance 0.73km



16 LAVENDER RISE RED CLIFFS VIC 3496

 3
  2
  2

Sold Price

\$531,000 Sold Date 18-Feb-25

Distance 0.63km

RS = Recent sale

UN = Undisclosed Sale

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