

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

53 Banksia Court, Castella Vic 3777

Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	89 Castella Rd CASTELLA 3777	\$1,287,500	17/06/2026
2	97 Banksia Ct CASTELLA 3777	\$1,200,000	20/03/2026
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:

08/09/2026 16:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type: House
Land Size: 13440 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,275,000 - \$1,375,000
 No median price available

Comparable Properties



89 Castella Rd CASTELLA 3777 (REI/VG)

Agent Comments

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 10

Price: \$1,287,500
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 34700 sqm approx



97 Banksia Ct CASTELLA 3777 (REI/VG)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 22233 sqm approx

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 9726 8888