

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

57 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	13 Sheehan Ct CASTLEMAINE 3450	\$850,000	25/03/2026
2	76 Moscript St CAMPBELLS CREEK 3451	\$780,000	28/10/2025
3	71b Moscript St CAMPBELLS CREEK 3451	\$843,000	20/03/2025

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:

19/05/2026 10:51



Property Type: House (Res)

Land Size: 2435 sqm approx

Agent Comments

Comparable Properties



13 Sheehan Ct CASTLEMAINE 3450 (REI)



Price: \$850,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 1447 sqm approx

Agent Comments

Stronger price, but in a better position.



76 Moscript St CAMPBELLS CREEK 3451 (REI/VG)



Price: \$780,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 2478 sqm approx

Agent Comments

Bigger shed. Was used as a home business. 57 Moscript is a newer home with updated solar heating and cooling. Similar block.



71b Moscript St CAMPBELLS CREEK 3451 (REI/VG)



Price: \$843,000

Method: Private Sale

Date: 20/03/2025

Property Type: House

Land Size: 1495 sqm approx

Agent Comments

Newer home but on a smaller block.