

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

74 Skyline Drive, Gisborne Vic 3437

Indicative selling price

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

Range between \$1,780,000

&

\$1,880,000

Median sale price

Median price \$1,007,500

Property Type House

Suburb Gisborne

Period - From 01/07/2025

to

30/06/2026

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 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	7 Freeman Ct GISBORNE 3437	\$1,722,000	18/09/2025
2			
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:

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Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

Year ending June 2026: \$1,007,500



 4  2  4

Rooms: 8
Property Type: House
Land Size: 2550 sqm approx
Agent Comments

Comparable Properties



7 Freeman Ct GISBORNE 3437 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,722,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 2496 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.