

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

85 MOUNT CHARLIE ROAD RIDDELLS CREEK VIC 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Riddells Creek

Period-from

01 May 2025

to

30 Apr 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

211 GYRO CLOSE RIDDELLS CREEK VIC 3431	\$1,720,000	22-Nov-25
1/28 YAAMBA DRIVE RIDDELLS CREEK VIC 3431	\$1,700,000	05-Mar-25
149 YAAMBA DRIVE RIDDELLS CREEK VIC 3431	\$2,000,000	07-Oct-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: 11 May 2026



211 GYRO CLOSE RIDDELLS CREEK VIC 3431

Sold Price

\$1,720,000

Sold Date

22-Nov-25

4

3

6

Distance

1.67km



1/28 YAAMBA DRIVE RIDDELLS CREEK VIC 3431

Sold Price

\$1,700,000

Sold Date

05-Mar-25

6

3

4

Distance

1.79km



149 YAAMBA DRIVE RIDDELLS CREEK VIC 3431

Sold Price

\$2,000,000

Sold Date

07-Oct-25

4

2

4

Distance

1.83km



48 YAAMBA DRIVE RIDDELLS CREEK VIC 3431

Sold Price

\$1,670,000

Sold Date

02-Apr-25

4

2

4

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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