

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

193 SHORT ROAD GISBORNE VIC 3437

Indicative selling price

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

Single Price

\$3,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Gisborne

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

225 MCGEORGE ROAD GISBORNE VIC 3437	\$3,860,000	13-May-26
302 COUANGALT ROAD GISBORNE SOUTH VIC 3437	\$3,000,000	16-Dec-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: 22 July 2026


**225 MCGEORGE ROAD GISBORNE
VIC 3437**

Sold Price

\$3,860,000

Sold Date

13-May-26


5



3



4

Distance

0.98km

**302 COUANGALT ROAD
GISBORNE SOUTH VIC 3437**

Sold Price

\$3,000,000

Sold Date

16-Dec-25


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Distance

2.98km
RS = Recent sale

UN = Undisclosed Sale

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