

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

3 GANGE PLACE CLIFTON SPRINGS VIC 3222

Indicative selling price

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

Single Price

or range
between

\$389,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Feb 2025

to

31 Jan 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

6 TURANA AVENUE CLIFTON SPRINGS VIC 3222	\$367,500	16-Oct-25
105 BAY SHORE AVENUE CLIFTON SPRINGS VIC 3222	\$410,000	16-Sep-25
43 NARAWI AVENUE CLIFTON SPRINGS VIC 3222	\$455,000	22-Aug-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: 17 February 2026



6 TURANA AVENUE CLIFTON SPRINGS VIC 3222

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Sold Price

\$367,500

Sold Date

16-Oct-25

Distance

0.51km



105 BAY SHORE AVENUE CLIFTON SPRINGS VIC 3222

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Sold Price

\$410,000

Sold Date

16-Sep-25

Distance

1.95km



43 NARAWI AVENUE CLIFTON SPRINGS VIC 3222

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Sold Price

\$455,000

Sold Date

22-Aug-25

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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