

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

2/15 GAP 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Other

Suburb

Riddells Creek

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

1/15 GAP ROAD RIDDELLS CREEK VIC 3431	\$725,000	30-Jun-25
3/15 GAP ROAD RIDDELLS CREEK VIC 3431	\$725,000	20-Feb-26
106 MAIN ROAD RIDDELLS CREEK VIC 3431	\$815,000	30-Jan-26

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: 13 July 2026

	1/15 GAP ROAD RIDDELLS CREEK VIC 3431		Sold Price	\$725,000	Sold Date	30-Jun-25
	 3	 2	 1		Distance	0.01km
	3/15 GAP ROAD RIDDELLS CREEK VIC 3431		Sold Price		Sold Date	20-Feb-26
	 3	 -	 -		Distance	0.02km
	106 MAIN ROAD RIDDELLS CREEK VIC 3431		Sold Price	\$815,000	Sold Date	30-Jan-26
	 3	 3	 1		Distance	0.44km

RS = Recent sale UN = Undisclosed Sale

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