

Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2B DWYER COURT 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 MILL ROAD GISBORNE VIC 3437	\$850,000	01-Aug-25
6 BIRDIE WAY GISBORNE VIC 3437	\$850,000	18-Jul-25
26 MONTAGUE STREET MACEDON VIC 3440	\$850,000	27-Mar-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: 31 March 2026



6 MILL ROAD GISBORNE VIC 3437 Sold Price \$850,000 Sold Date 01-Aug-25

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Distance 7.51km



6 BIRDIE WAY GISBORNE VIC 3437 Sold Price Sold Date 18-Jul-25

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Distance 10.06km



26 MONTAGUE STREET MACEDON VIC 3440 Sold Price Sold Date 27-Mar-25

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Distance 11.56km

RS= Recent sale

UN= Undisclosed Sale

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