

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
7 CHARTERS AVENUE 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 or range between \$1,450,000 & \$1,550,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|--|--|--------------------------------------|
| Median Price <input type="text"/> | Property type <input type="text"/> House | Suburb <input type="text"/> Gisborne |
| Period-from <input type="text"/> 01 Jan 2025 | to <input type="text"/> 31 Dec 2025 | Source <input type="text"/> 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 |
|-------------------------------------|-------------|--------------|
| 13 PONTVALE CLOSE GISBORNE VIC 3437 | \$1,650,000 | 26-Sep-24 |
| 7 FREEMAN COURT GISBORNE VIC 3437 | \$1,722,000 | 14-Sep-25 |
| 11 FINNIGAN ROAD GISBORNE VIC 3437 | \$1,520,000 | 30-Jul-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 January 2026

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13 PONTVALE CLOSE GISBORNE VIC 3437

Sold Price

\$1,650,000 Sold Date **26-Sep-24**

4 2 4

Distance **0.07km**



7 FREEMAN COURT GISBORNE VIC 3437

Sold Price

\$1,722,000 Sold Date **14-Sep-25**

4 - -

Distance **0.56km**



11 FINNIGAN ROAD GISBORNE VIC 3437

Sold Price

\$1,520,000 Sold Date **30-Jul-25**

4 2 5

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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