

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 23 Goulburn Avenue, Red Cliffs, VIC 3496

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$405,000

&

\$435,000

Median sale price

Median price

\$451,000

Property Type

House

Suburb

Red Cliffs (3496)

Period - From

04/02/2025

to

04/02/2026

Source

Realestate.com

Comparable property sales

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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 PARK STREET, RED CLIFFS VIC 3496	\$416,500	11/12/2025
60 INDI AVENUE, RED CLIFFS VIC 3496	\$435,000	12/09/2025
11 JACARANDA STREET, RED CLIFFS VIC 3496	\$413,000	30/07/2025

This Statement of Information was prepared on: 04/02/2026