

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

4 EDWARDS STREET 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Riddells Creek

Period-from

01 Sep 2024

to

31 Aug 2025

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

170 MAIN ROAD RIDDELLS CREEK VIC 3431	\$1,210,000	06-Jul-24
18 GAP ROAD RIDDELLS CREEK VIC 3431	\$1,230,000	14-Aug-25
2B DOUGLAS COURT RIDDELLS CREEK VIC 3431	\$1,160,000	19-Nov-24

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: 29 September 2025


**170 MAIN ROAD RIDDELLES CREEK
VIC 3431**
 3  2  4

Sold Price

\$1,210,000

Sold Date

06-Jul-24

Distance

0.07km

**18 GAP ROAD RIDDELLES CREEK
VIC 3431**
 4  2  6

Sold Price

^{RS} **\$1,230,000**

Sold Date

14-Aug-25

Distance

0.23km

**2B DOUGLAS COURT RIDDELLES
CREEK VIC 3431**
 4  2  4

Sold Price

\$1,160,000

Sold Date

19-Nov-24

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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