

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

6 CHAPPELL AVENUE CLIFTON SPRINGS VIC 3222

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	\$690,000	&	\$750,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Property type	House	Suburb	Clifton Springs
Period-from	01 Jan 2025	to	31 Dec 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
9 MCCUBBIN PARADE CLIFTON SPRINGS VIC 3222	\$725,000	19-Aug-25
38 ADA STREET CLIFTON SPRINGS VIC 3222	\$745,000	27-Feb-25
12 MCCUBBIN PARADE CLIFTON SPRINGS VIC 3222	\$625,000	24-Feb-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.

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9 MCCUBBIN PARADE CLIFTON SPRINGS VIC 3222

3 2 2

Sold Price

\$725,000 Sold Date **19-Aug-25**

Distance **0.18km**



38 ADA STREET CLIFTON SPRINGS VIC 3222

4 2 2

Sold Price **\$745,000** Sold Date **27-Feb-25**

Distance **0.16km**



12 MCCUBBIN PARADE CLIFTON SPRINGS VIC 3222

3 2 2

Sold Price

\$625,000 Sold Date **24-Feb-25**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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