

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

9 RICHEY PROMENADE 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

\$1,700,000

&

\$1,799,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Gisborne

Period-from

01 Feb 2025

to

31 Jan 2026

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

14 MONTVUE COURT GISBORNE VIC 3437	\$1,660,000	22-Oct-25
12 NELSON COURT GISBORNE VIC 3437	\$1,725,000	30-Dec-25
36 MULGUTHERIE WAY GISBORNE VIC 3437	\$1,450,000	29-Apr-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: 11 February 2026

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14 MONTVUE COURT GISBORNE VIC 3437

4 3 3

Sold Price

\$1,660,000

Sold Date

22-Oct-25

Distance

0.96km



12 NELSON COURT GISBORNE VIC 3437

4 2 3

Sold Price

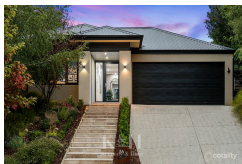
^{RS} **\$1,725,000**

Sold Date

30-Dec-25

Distance

3.37km



36 MULGUTHERIE WAY GISBORNE VIC 3437

4 2 2

Sold Price

\$1,450,000

Sold Date

29-Apr-25

Distance

3.15km

RS = Recent sale

UN = Undisclosed Sale

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