

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 MULGUTHIERIE 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



**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

^{RS} Sold Price **\$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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