

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 or
locality and postcode

25 Coop Drive, Gisborne

Indicative selling price

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

or range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$990,000

Property type

House

Suburb

Gisborne

Period - From

October
2024

to

September
2025

Source

Realestate.com

Comparable property sales

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
24 Hurst Street, Gisborne	\$1,285,000	9 September 2025
14 Seville Road, Gisborne	\$1,190,000	29 October 2024
10 Sundew Court, Gisborne	\$1,480,000	25 September 2025

This Statement of Information was prepared on: 23rd October 2025