

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

14 MOUNT VISTA CLOSE NEW GISBORNE VIC 3438

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$925,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$860,000	Property type	House	Suburb	New 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
49 FRITH ROAD GISBORNE VIC 3437	\$930,000	03-Sep-25
9 CARNEGIE COURT GISBORNE VIC 3437	\$915,000	11-Nov-25
17 COOP DRIVE GISBORNE VIC 3437	\$940,000	03-Sep-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: 02 February 2026

**49 FRITH ROAD GISBORNE VIC 3437**

3 2 1

Sold Price

\$930,000 Sold Date **03-Sep-25**Distance **1.92km****9 CARNEGIE COURT GISBORNE VIC 3437**

3 2 2

Sold Price

\$915,000 Sold Date **11-Nov-25**Distance **3.23km****17 COOP DRIVE GISBORNE VIC 3437**

3 2 2

Sold Price

\$940,000 Sold Date **03-Sep-25**Distance **4.3km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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