

## 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 63 Albert Street, Clunes Vic 3370  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$925,000 & \$975,000

### Median sale price

Median price \$505,100 Property Type House Suburb Clunes  
Period - From 09/12/2024 to 08/12/2025 Source Property Data

### 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 eighteen 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
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

09/12/2025 13:41



**Property Type:** House (Res)

**Land Size:** 4062 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$925,000 - \$975,000

**Median House Price**

09/12/2024 - 08/12/2025: \$505,100

## Comparable Properties

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 eighteen months.

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