

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

15 Nelson Court, Gisborne Vic 3437

Indicative selling price

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

Range between \$1,450,000 & \$1,495,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Gisborne

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	36 Mulgutherie Way GISBORNE 3437	\$1,450,000	09/05/2025
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: 16/03/2026 11:31

Leanne Pearman
03 5427 2800
0400 947 799

leannepearman@jelliscraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,495,000

Median House Price

Year ending December 2025: \$1,015,000



Rooms: 9

Property Type: House

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



36 Mulgutherie Way GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 1000 sqm approx

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.

Account - Jellis Craig | P: 0354272800 | F: 0354272811