

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

33 Gurri Drive, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$249,000 & \$265,000

Median sale price

Median price \$250,000 Property Type Vacant land Suburb Campbells Creek

Period - From 15/05/2025 to 14/05/2026 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 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
1	8 Sheoak Ct CAMPBELLS CREEK 3451	\$247,000	24/12/2025
2	65 Diamond Gully Rd MUCKLEFORD 3451	\$255,000	15/08/2025
3	5 Diamond Gully Rd CAMPBELLS CREEK 3451	\$250,000	24/06/2025

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:

15/05/2026 15:27

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Indicative Selling Price

\$249,000 - \$265,000

Median Land Price

15/05/2025 - 14/05/2026: \$250,000



Property Type: Land

Land Size: 930 sqm approx

Agent Comments

Comparable Properties



8 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)



Price: \$247,000

Method: Private Sale

Date: 24/12/2025

Property Type: Land (Res)

Land Size: 835 sqm approx

Agent Comments

Slightly smaller land size

65 Diamond Gully Rd MUCKLEFORD 3451 (VG)



Price: \$255,000

Method: Sale

Date: 15/08/2025

Property Type: Land

Land Size: 830 sqm approx

Agent Comments

Slightly smaller land size



5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)



Price: \$250,000

Method: Private Sale

Date: 24/06/2025

Property Type: Land

Land Size: 816 sqm approx

Agent Comments

Slightly smaller land size

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087