

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 419 Freestone Creek Road, Briagolong Vic 3860
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$655,000

Property Type House

Suburb Briagolong

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	191 Freestone Creek Rd BRIAGOLONG 3860	\$1,033,000	17/07/2025
2	199 Thistlethwaites Rd BRIAGOLONG 3860	\$1,320,000	04/07/2024
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:

02/02/2026 09:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,395,000
Median House Price
Year ending December 2025: \$655,000

Comparable Properties



191 Freestone Creek Rd BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$1,033,000
Method: Private Sale
Date: 17/07/2025
Property Type: House
Land Size: 32374.88 sqm approx



199 Thistlethwaites Rd BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 430200 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 - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690