

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

3/24 POULSTON STREET LONG GULLY VIC 3550

Indicative selling price

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

Single Price

\$185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Long Gully

Period-from

01 Jul 2025

to

30 Jun 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

40 MILROY STREET BENDIGO VIC 3550	\$200,000	18-Feb-25
13 ROSE STREET CALIFORNIA GULLY VIC 3556	\$255,000	05-Feb-26

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: 14 July 2026



**40 MILROY STREET BENDIGO VIC
3550**

Sold Price

\$200,000

Sold Date

18-Feb-25



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Distance

0.58km



**13 ROSE STREET CALIFORNIA
GULLY VIC 3556**

Sold Price

^{RS} **\$255,000**

Sold Date

05-Feb-26



2



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2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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