

# 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

5 Gould Terrace, Marysville Vic 3779

### Indicative selling price

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

Range between \$650,000 & \$670,000

### Median sale price

Median price \$637,500 Property Type House Suburb Marysville

Period - From 06/03/2025 to 05/03/2026 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	2 Timber Jinker PI MARYSVILLE 3779	\$635,000	06/01/2026
2	2 Settlers Way MARYSVILLE 3779	\$640,000	07/11/2025
3	1 Barton Av MARYSVILLE 3779	\$675,000	23/08/2025

**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:

06/03/2026 14:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$650,000 - \$670,000  
**Median House Price**  
 06/03/2025 - 05/03/2026: \$637,500

## Comparable Properties



**2 Timber Jinker PI MARYSVILLE 3779 (REI/VG)**

Agent Comments



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** House  
**Land Size:** 1001 sqm approx



**2 Settlers Way MARYSVILLE 3779 (VG)**

Agent Comments



**Price:** \$640,000  
**Method:** Sale  
**Date:** 07/11/2025  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx



**1 Barton Av MARYSVILLE 3779 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 23/08/2025  
**Property Type:** House  
**Land Size:** 463 sqm approx

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