

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

140-142 GRAMPIANS ROAD HALLS GAP VIC 3381

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Halls Gap

Period-from

01 Mar 2025

to

28 Feb 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

196 GRAMPIANS ROAD HALLS GAP VIC 3381	-	17-Mar-26
24A GRAMPIANS ROAD HALLS GAP VIC 3381	\$945,000	15-Aug-25

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.

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Real Estate

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196 GRAMPIANS ROAD HALLS GAP Sold Price
VIC 3381

17 10 1

RS - UN

Sold Date **17-Mar-26**

Distance **0.66km**



24A GRAMPIANS ROAD HALLS
GAP VIC 3381

3 2 2

Sold Price

\$945,000

Sold Date **15-Aug-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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