

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

16 ALIZA AVENUE CALIFORNIA GULLY VIC 3556

Indicative selling price

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

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

House

Suburb

California Gully

Period-from

01 Dec 2024

to

30 Nov 2025

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

3 MELINDA STREET CALIFORNIA GULLY VIC 3556	\$610,000	28-Aug-25
2 CAMBRIDGE COURT CALIFORNIA GULLY VIC 3556	\$645,000	28-Feb-25
5 SHEARD STREET CALIFORNIA GULLY VIC 3556	-	19-Nov-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.

This Statement of Information was prepared on: 19 December 2025

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**3 MELINDA STREET CALIFORNIA
GULLY VIC 3556**

Sold Price **\$610,000** Sold Date **28-Aug-25**

4 2 2

Distance **0.2km**



**2 CAMBRIDGE COURT CALIFORNIA
GULLY VIC 3556**

Sold Price **\$645,000** Sold Date **28-Feb-25**

4 2 2

Distance **1.42km**



**5 SHEARD STREET CALIFORNIA
GULLY VIC 3556**

Sold Price ^{RS UN} **-** Sold Date **19-Nov-25**

4 2 2

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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