

# 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

14 Rakumba Court, Clifton Springs VIC 3222

### Indicative selling price

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

Range between

\$789,000

&

\$849,000

### Median sale price

Median price

\$701,000

Property Type

House

Suburb

Clifton Springs

Period - From

17/03/2026

to

16/09/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property                 | Price     | Date of sale |
|------------------------------------------------|-----------|--------------|
| 6 Dunoon Avenue Clifton Springs VIC 3222       | \$800,000 | 13/06/2026   |
| 27 Goondiwindi Avenue Clifton Springs VIC 3222 | \$842,000 | 15/05/2026   |
| 5 Hilltop Drive Curlewis VIC 3222              | \$800,000 | 25/03/2026   |

This Statement of Information was prepared on:

17/09/2026