

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

9 JOSEPH COURT RED CLIFFS VIC 3496

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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

House

Suburb

Red Cliffs

Period-from

01 Jan 2025

to

31 Dec 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

8 JOSEPH COURT RED CLIFFS VIC 3496	\$615,000	11-Apr-25
5 JOSEPH COURT RED CLIFFS VIC 3496	\$645,500	05-Jun-25
40 BETTY KRAKE DRIVE RED CLIFFS VIC 3496	\$700,000	10-Dec-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 January 2026

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8 JOSEPH COURT RED CLIFFS VIC 3496

Sold Price

\$615,000

Sold Date

11-Apr-25



4



2



2

Distance

0.02km



5 JOSEPH COURT RED CLIFFS VIC 3496

Sold Price

\$645,500

Sold Date

05-Jun-25



4



2



2

Distance

0.06km



40 BETTY KRAKE DRIVE RED CLIFFS VIC 3496

Sold Price

^{RS} **\$700,000**

Sold Date

10-Dec-25



4



2



2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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