

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

18 VOULLAIRE DRIVE 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

\$575,000

&

\$632,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,500

Property type

House

Suburb

Red Cliffs

Period-from

01 Apr 2025

to

31 Mar 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

7 ELLA-MAE COURT RED CLIFFS VIC 3496	\$625,000	26-Mar-26
10 VOULLAIRE DRIVE RED CLIFFS VIC 3496	\$630,000	20-Feb-26
3 GOULD PARADE RED CLIFFS VIC 3496	\$630,000	20-Oct-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: 22 April 2026

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**7 ELLA-MAE COURT RED CLIFFS
VIC 3496**

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Sold Price

RS

\$625,000

Sold Date

26-Mar-26

Distance

0.9km**10 VOULLAIRE DRIVE RED CLIFFS
VIC 3496**

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Sold Price

\$630,000

Sold Date

20-Feb-26

Distance

0.1km**3 GOULD PARADE RED CLIFFS VIC
3496**

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Sold Price

Sold Date

20-Oct-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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