A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a wicker basket on the handlebars filled with pink flowers and greenery. It features a brown saddle, a rear rack, and a front fender. The background shows a blurred building with blue shutters and a tree. A yellow rectangular box in the top right corner contains the text 'RayWhite'.

**RayWhite.**

Statement  
of  
information

36 NUGGETY HILL ROAD, RUSHWORTH, VIC 3612

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 NUGGETY HILL ROAD, RUSHWORTH,**

3 1 2

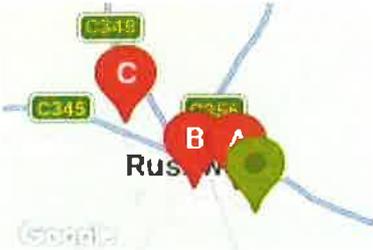
Indicative Selling Price

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

Price Range: **\$195,000 to \$205,000**

Provided by: Brett Creighton , Ray White Tatura

## MEDIAN SALE PRICE



**RUSHWORTH, VIC, 3612**

Suburb Median Sale Price (House)

**\$310,000**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**9 TAYLOR ST, RUSHWORTH, VIC 3612**

- - -

Sale Price

**\$169,000**

Sale Date: 10/07/2025

Distance from Property: 414m



**26 PHILLIPS ST, RUSHWORTH, VIC 3612**

- - -

Sale Price

**\$140,000**

Sale Date: 02/07/2025

Distance from Property: 860m



**115 MOORA RD, RUSHWORTH, VIC 3612**

- - -

Sale Price

**\$160,000**

Sale Date: 27/05/2025

Distance from Property: 2.1km



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

36 NUGGETY HILL ROAD, RUSHWORTH, VIC 3612

### Indicative selling price

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

Price Range: \$195,000 to \$205,000

### Median sale price

Median price \$310,000

Property type House

Suburb RUSHWORTH

Period 01 January 2025 to 31 December 2025

Source



### Comparable property sales

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

9 TAYLOR ST, RUSHWORTH, VIC 3612	\$169,000	10/07/2025
26 PHILLIPS ST, RUSHWORTH, VIC 3612	\$140,000	02/07/2025
115 MOORA RD, RUSHWORTH, VIC 3612	\$160,000	27/05/2025

This Statement of Information was prepared on: 12/02/2026