

A yellow bicycle is parked against a white picket fence. The bicycle has a basket on the front filled with pink flowers. The background shows a blurred street scene with trees and buildings. A yellow box in the top right corner contains the text "RayWhite.".

**RayWhite.**

**Statement  
of  
information**

45 NEILL STREET, RUSHWORTH, VIC 3612  
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA

# 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: 45 NEILL STREET, 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: \$300,000 to \$330,000

### Median sale price

Median price: \$326,250 Property type: House Suburb: RUSHWORTH  
Period: 01 April 2025 to 31 March 2026 Source: pricefinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
22 OLD TATURA RD, RUSHWORTH, VIC 3612	\$340,000	29/10/2025
40 STANHOPE RD, RUSHWORTH, VIC 3612	\$335,000	20/11/2025

This Statement of Information was prepared on: 13/05/2026