

## 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  
1/3 LINTHORPE DRIVE YARRAWONGA VIC 3730

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$1,189,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$585,000	Property type	House	Suburb	Yarrawonga
Period-from	01 Dec 2024	to	30 Nov 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
15 LUTON DRIVE YARRAWONGA VIC 3730	\$1,155,000	02-May-25
35 PHILLIP HYLAND DRIVE YARRAWONGA VIC 3730	\$1,147,000	15-Aug-25
29 RIVER ROAD YARRAWONGA VIC 3730	\$1,351,000	20-Dec-24

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 December 2025



**15 LUTON DRIVE YARRAWONGA  
VIC 3730**

 4  2  4

Sold Price

**\$1,155,000** Sold Date **02-May-25**

Distance **0.38km**



**35 PHILLIP HYLAND DRIVE  
YARRAWONGA VIC 3730**

 4  2  4

Sold Price

**\$1,147,000** Sold Date **15-Aug-25**

Distance **1.35km**



**29 RIVER ROAD YARRAWONGA  
VIC 3730**

 4  2  3

Sold Price

**\$1,351,000** Sold Date **20-Dec-24**

Distance **2.83km**

**RS** = Recent sale **UN** = Undisclosed Sale

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