

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 or
locality and postcode

10 Mt Bradley Street, Coongulla Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$475,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Coongulla

Period - From

04/09/2024

to

03/09/2025

Source

Property Data

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 eighteen 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
1	91 Tamboritha Tce COONGULLA 3860	\$480,000	09/05/2025
2	70 Woolenook Way COONGULLA 3860	\$475,000	02/12/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

04/09/2025 13:11



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Property Type: House (Res)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$475,000

Median House Price
04/09/2024 - 03/09/2025: \$445,000

Comparable Properties



91 Tamboritha Tce COONGULLA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 687 sqm approx



70 Woolenook Way COONGULLA 3860 (VG)

Agent Comments

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Price: \$475,000
Method: Sale
Date: 02/12/2024
Property Type: House (Res)
Land Size: 575 sqm approx

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 eighteen months.