

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

11 QUEENFISH ROAD TATURA VIC 3616

Indicative selling price

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

Single Price

\$298,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$282,500

Property type

Land

Suburb

Tatura

Period-from

01 Feb 2025

to

31 Jan 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

4 PERCH STREET TATURA VIC 3616	\$290,000	30-Oct-24
8 QUEENFISH ROAD TATURA VIC 3616	\$298,500	09-Oct-25
46 MAKO DRIVE TATURA VIC 3616	\$298,000	05-Aug-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: 06 February 2026

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4 PERCH STREET TATURA VIC 3616

Sold Price **\$290,000** Sold Date **30-Oct-24**



Distance **0.07km**

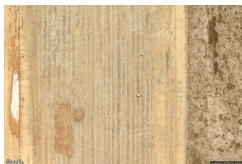


8 QUEENFISH ROAD TATURA VIC 3616

Sold Price **\$298,500** Sold Date **09-Oct-25**



Distance **0.08km**



46 MAKO DRIVE TATURA VIC 3616

Sold Price **\$298,000** Sold Date **05-Aug-25**



Distance **0.21km**

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

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