

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

113 OLD SCHOOL ROAD WALDARA VIC 3678

Indicative selling price

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

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Waldara

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

79 TALGAI DRIVE WALDARA VIC 3678	\$1,030,000	24-Jan-25
84 TALGAI DRIVE WALDARA VIC 3678	\$910,000	30-May-25
13C OLD SCHOOL ROAD WALDARA VIC 3678	\$1,100,000	17-Oct-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: 13 June 2025



79 TALGAI DRIVE WALDARA VIC 3678

Sold Price **\$1,030,000** Sold Date **24-Jan-25**

5 2 12

Distance **0.93km**



84 TALGAI DRIVE WALDARA VIC 3678

Sold Price ^{RS} **\$910,000** Sold Date **30-May-25**

4 2 2

Distance **0.95km**



13C OLD SCHOOL ROAD WALDARA VIC 3678

Sold Price **\$1,100,000** Sold Date **17-Oct-24**

4 2 -

Distance **0.96km**

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

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