

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

12 Tamboritha Terrace, Coongulla Vic 3860

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$552,000 Property Type House Suburb Coongulla

Period - From 26/03/2025 to 25/03/2026 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	29 Woolenook Way COONGULLA 3860	\$775,000	15/12/2025
2	63 Tamboritha Tce COONGULLA 3860	\$720,000	22/09/2025
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: 26/03/2026 16:30



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Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
26/03/2025 - 25/03/2026: \$552,000

Comparable Properties



29 Woolenook Way COONGULLA 3860 (REI/VG)

Agent Comments

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Price: \$775,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 692 sqm approx



63 Tamboritha Tce COONGULLA 3860 (REI/VG)

Agent Comments

 4  3  4

Price: \$720,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 643 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.

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