

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

15 Narrobuk Street, Coongulla Vic 3860

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Coongulla

Period - From

23/10/2024

to

22/10/2025

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	46 Tamboritha Tce COONGULLA 3860	\$340,000	27/03/2024
2	25 Lakeview St GLENMAGGIE 3858	\$380,000	04/08/2023
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:

23/10/2025 10:25



 3  1 

Property Type: Residential House

Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price

\$345,000

Median House Price

23/10/2024 - 22/10/2025: \$472,500

Comparable Properties



46 Tamboritha Tce COONGULLA 3860 (REI/VG)

Agent Comments

 3  1  2

Price: \$340,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 637 sqm approx



25 Lakeview St GLENMAGGIE 3858 (REI/VG)

Agent Comments

 2  1  -

Price: \$380,000

Method: Private Sale

Date: 04/08/2023

Property Type: House

Land Size: 640 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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