

# 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

2/1c Liddiard Road, Traralgon Vic 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$544,500

### Median sale price

Median price \$562,000

Property Type House

Suburb Traralgon

Period - From 01/07/2025

to 30/09/2025

Source REIV

### 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
1	1/124 Breed St TRARALGON 3844	\$540,000	17/09/2025
2	6/12-14 Munro St TRARALGON 3844	\$535,000	14/03/2025
3	4/1 Hedges Av TRARALGON 3844	\$549,000	28/10/2024

**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:

15/12/2025 09:32



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**Indicative Selling Price**  
\$544,500

**Median House Price**  
September quarter 2025: \$562,000



**Property Type:**  
Agent Comments

## Comparable Properties



**1/124 Breed St TRARALGON 3844 (REI/VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 504 sqm approx



**6/12-14 Munro St TRARALGON 3844 (REI/VG)**

Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 279 sqm approx



**4/1 Hedges Av TRARALGON 3844 (REI/VG)**

Agent Comments



**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 314 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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