

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

20 PHILLIP HYLAND DRIVE YARRAWONGA VIC 3730

Indicative selling price

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

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$235,000

Property type

Land

Suburb

Yarrawonga

Period-from

01 Oct 2024

to

30 Sep 2025

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
112 ROBINSON WAY YARRAWONGA VIC 3730	\$450,000	28-Apr-25
8 ENTERPRISE WAY YARRAWONGA VIC 3730	\$350,000	26-Jul-24
161 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$295,000	06-Sep-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: 31 October 2025



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**112 ROBINSON WAY
YARRAWONGA VIC 3730**

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Sold Price **\$450,000** Sold Date **28-Apr-25**

Distance **0.46km**



**8 ENTERPRISE WAY
YARRAWONGA VIC 3730**

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Sold Price **\$350,000** Sold Date **26-Jul-24**

Distance **0.83km**



**161 PETER THOMSON CIRCUIT
YARRAWONGA VIC 3730**

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Sold Price **\$295,000** Sold Date **06-Sep-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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