## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le					
Address Including suburb and postcode	27 JOHN DUIGAN DRIVE YARRAWONGA VIC 3730					
Indicative selling price						
For the meaning of this price	e see consumer.vio	c.gov.au/ur	nderquoting (*:	Delete single price	e or range	as applicable)
Single Price	\$850,000 + GST or range between			&		
Median sale price						
*Delete house or unit as ap	plicable)					
Median Price	\$597,000	\$597,000 Property type		OTHER	Suburb	Yarrawonga
Period-from	01 Sep 2024 to 31 Aug 2025			Source	Cotality	
Comparable property s	ales (*Delete A	or B bel	ow as appli	cable)		
A* These are the three pestate agent or agen	properties sold with	nin five kilo	metres of the	property for sale i		
Address of comparable property				Price		Date of sale
OR						

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: 18 September 2025



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