Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

|--|--|--|

Indicative selling price

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

Single price \$715,000

Median sale price

Median price		\$535,556	Property type	House	Suburb	Traralgon
Period - From	01/07/2025	to	30/09/2025	Source Prop	Track	

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
12 Tintern PI, Traralgon, VIC 3844	\$720,000	06/06/2025
13 Kavanagh Street, Traralgon, VIC 3844	\$715,000	17/10/2025
8 Greythorn Road, Traralgon, VIC 3844	\$718,000	01/09/2025

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	31/10/2025
---	------------

