

# 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

282 Ryans Road, Coongulla Vic 3860

### Indicative selling price

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

Range between \$780,000 & \$805,000

### Median sale price

Median price \$445,000

Property Type House

Suburb Coongulla

Period - From 26/05/2024

to 25/05/2025

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 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	410 Mclachlans Rd TINAMBA WEST 3859	\$775,000	11/09/2024
2	82 Masons La MAFFRA WEST UPPER 3859	\$800,000	01/07/2024
3	66b Golf Course Rd HEYFIELD 3858	\$805,000	26/03/2024

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:

26/05/2025 09:35



Property Type:  
Agent Comments

Indicative Selling Price  
\$780,000 - \$805,000  
Median House Price  
26/05/2024 - 25/05/2025: \$445,000

## Comparable Properties

410 Mclachlans Rd TINAMBA WEST 3859 (VG) Agent Comments



Price: \$775,000  
Method: Sale  
Date: 11/09/2024  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 39800 sqm approx

82 Masons La MAFFRA WEST UPPER 3859 (VG) Agent Comments



Price: \$800,000  
Method: Sale  
Date: 01/07/2024  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 20000 sqm approx

66b Golf Course Rd HEYFIELD 3858 (VG) Agent Comments



Price: \$805,000  
Method: Sale  
Date: 26/03/2024  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 20000 sqm approx

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