Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	282 Ryans Road, Coongulla Vic 3860
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$745,000

Median sale price

Median price	\$460,000	Pro	perty Type H	ouse		Suburb	Coongulla
Period - From	16/07/2024	to	15/07/2025		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

Address of comparable property		Price	Date of sale
1	2 Bibaringa Ct SEATON 3858	\$710,000	22/10/2024
2	23 Wombat Rd VALENCIA CREEK 3860	\$750,000	11/07/2024
3	33 Tyson Rd HEYFIELD 3858	\$740,000	28/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/07/2025 11:17













Property Type: Agent Comments

Indicative Selling Price \$745,000 **Median House Price** 16/07/2024 - 15/07/2025: \$460,000

Comparable Properties



2 Bibaringa Ct SEATON 3858 (REI/VG)



Agent Comments

Price: \$710.000 Method: Private Sale Date: 22/10/2024

Property Type: Lifestyle Property (Rur) Land Size: 19400 sqm approx

23 Wombat Rd VALENCIA CREEK 3860 (VG)







Agent Comments

Price: \$750,000 Method: Sale Date: 11/07/2024

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Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx





Price: \$740,000 Method: Sale

Date: 28/11/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7215 sqm approx

Agent Comments

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