

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

31 Hodges Road, Coongulla Vic 3860

Indicative selling price

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

Single price \$775,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	15 Hillier La TOONGABBIE 3856	\$705,000	24/06/2025
2	365 Commonyard Rd NEWRY 3859	\$740,000	29/01/2025
3	23 Wombat Rd VALENCIA CREEK 3860	\$750,000	11/07/2024

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:

25/11/2025 11:31

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4-5 3 4

Property Type: Residential House
Agent Comments

Indicative Selling Price
\$775,000
No median price available

Comparable Properties



15 Hillier La TOONGABBIE 3856 (REI)

Agent Comments

4 1 4

Price: \$705,000
Method: Private Sale
Date: 24/06/2025
Property Type: Rural (All Types)
Land Size: 16187.44 sqm approx



365 Commonyard Rd NEWRY 3859 (REI)

Agent Comments

4 2 4

Price: \$740,000
Method: Private Sale
Date: 29/01/2025
Property Type: Lifestyle Property (Rur)
Land Size: 80937.20 sqm approx

23 Wombat Rd VALENCIA CREEK 3860 (VG)

Agent Comments

5 - -

Price: \$750,000
Method: Sale
Date: 11/07/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800