

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 and
postcode

34 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,250

Property type

House

Suburb

Traralgon

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

117 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	\$675,000	14-Jul-26
39 CHRISTIAN RISE TRARALGON VIC 3844	\$745,000	25-Mar-26
17 WESTMINSTER STREET TRARALGON VIC 3844	\$670,000	02-Jul-25

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: 21 July 2026



117 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

4 2 2

Sold Price

^{RS}

\$675,000

Sold Date

14-Jul-26

Distance

0.39km



39 CHRISTIAN RISE TRARALGON VIC 3844

4 2 2

Sold Price

\$745,000

Sold Date

25-Mar-26

Distance

0.6km



17 WESTMINSTER STREET TRARALGON VIC 3844

4 2 2

Sold Price

\$670,000

Sold Date

02-Jul-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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