

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

4 JONES COURT 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

\$488,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Commercial

Suburb

Traralgon

Period-from

01 May 2025

to

30 Apr 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

8 JONES COURT TRARALGON VIC 3844	\$480,000	28-Nov-25
13 MURPHY CRESCENT TRARALGON VIC 3844	\$455,000	16-Feb-26
2 HYLAND STREET TRARALGON VIC 3844	\$495,000	24-Dec-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: 12 May 2026



8 JONES COURT TRARALGON VIC 3844

Sold Price

\$480,000

Sold Date

28-Nov-25

3

1

1

Distance

0.07km



13 MURPHY CRESCENT TRARALGON VIC 3844

Sold Price

\$455,000

Sold Date

16-Feb-26

3

1

1

Distance

0.06km



2 HYLAND STREET TRARALGON VIC 3844

Sold Price

\$495,000

Sold Date

24-Dec-25

3

1

2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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