

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

40 GORMAN DRIVE YARRAWONGA VIC 3730

Indicative selling price

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

Single Price

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Yarrawonga

Period-from

01 Sep 2024

to

31 Aug 2025

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

LOT 111 GLANMIRE BOULEVARD YARRAWONGA VIC 3730	\$235,000	27-Nov-24
LOT 112 GLANMIRE BOULEVARD YARRAWONGA VIC 3730	\$220,000	22-Apr-24
28 BLACKWOOD CRESCENT YARRAWONGA VIC 3730	\$220,000	01-Aug-24

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: 02 September 2025



Xavier Leslie

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**LOT 111 GLANMIRE BOULEVARD
YARROWONGA VIC 3730**

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Sold Price **\$235,000** Sold Date **27-Nov-24**

Distance **0.6km**



**LOT 112 GLANMIRE BOULEVARD
YARROWONGA VIC 3730**

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Sold Price **\$220,000** Sold Date **22-Apr-24**

Distance **0.6km**



**28 BLACKWOOD CRESCENT
YARROWONGA VIC 3730**

 -  -  -

Sold Price Sold Date **01-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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