## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le					9	
Address Including suburb and postcode	41 MADDEN DRIVE YARRAWONGA VIC 3730						
Indicative selling price					5		
For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquot	ing (*D	Delete single price	e or range	as applicable)
Single Price	\$539,000		<del>or ran</del>	-		&	
Median sale price	nliachla)						
(*Delete house or unit as ap	plicable)						
Median Price	\$581,250	Prop	erty type		House	Suburb	Yarrawonga
Period-from	01 Nov 2024	to	31 Oct 2	025	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	
37 MADDEN DRIVE YARRAWONGA VIC 3730	\$525,000	14-Jun-24	
2/29 MADDEN DRIVE YARRAWONGA VIC 3730	\$525,000	14-May-25	
119 WITT STREET YARRAWONGA VIC 3730	\$580,000	05-Sep-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: 24 November 2025







37 MADDEN DRIVE YARRAWONGA Sold Price VIC 3730

\$525,000 Sold Date 14-Jun-24

Distance

0.02km



2/29 MADDEN DRIVE

Sold Price

Sold Date 14-May-25

Distance

0.08km



YARRAWONGA VIC 3730

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\$580,000 Sold Date 05-Sep-24

Distance

0.55km



Sold Price 119 WITT STREET YARRAWONGA VIC 3730

**3** ₾ 2

RS = Recent sale

UN = Undisclosed Sale

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