

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

44 SHELLCOT ROAD KORUMBURRA VIC 3950

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Korumburra

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|----------------------------------------|-----------|-----------|
| 31 SHELLCOT ROAD KORUMBURRA VIC 3950 | \$685,000 | 19-Feb-26 |
| 4 GEORGINA PARADE KORUMBURRA VIC 3950 | \$650,000 | 19-Mar-25 |
| 3 RUDDVILLE AVENUE KORUMBURRA VIC 3950 | \$650,000 | 05-Nov-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: 31 March 2026

AREASPECIALIST

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**31 SHELLCOT ROAD
KORUMBURRA VIC 3950**

3 2 2

Sold Price

^{RS}

\$685,000

Sold Date

19-Feb-26

Distance

0.09km



**4 GEORGINA PARADE
KORUMBURRA VIC 3950**

3 2 2

Sold Price

\$650,000

Sold Date

19-Mar-25

Distance

0.15km



**3 RUDDVILLE AVENUE
KORUMBURRA VIC 3950**

4 2 2

Sold Price

Sold Date

05-Nov-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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