

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

46 MERIDIAN DRIVE 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

or range
between

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$294,000

Property type

Land

Suburb

Traralgon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

22 COLLINS STREET TRARALGON VIC 3844	\$305,000	13-Jan-25
111 PARK LANE TRARALGON VIC 3844	\$265,000	19-Mar-25
37 RODEO DRIVE TRARALGON VIC 3844	\$329,000	20-Mar-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: 27 June 2025



22 COLLINS STREET TRARALGON VIC 3844

Sold Price

\$305,000

Sold Date

13-Jan-25

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Distance

1.66km



111 PARK LANE TRARALGON VIC 3844

Sold Price

\$265,000

Sold Date

19-Mar-25

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Distance

3.79km



37 RODEO DRIVE TRARALGON VIC 3844

Sold Price

\$329,000

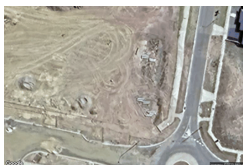
Sold Date

20-Mar-25

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Distance

4.55km



36 RISE BOULEVARD TRARALGON VIC 3844

Sold Price

\$313,000

Sold Date

07-May-25

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Distance

4.39km

RS = Recent sale

UN = Undisclosed Sale

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