# 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<br>Including suburb and postcode | 47 Henderson Road, Tongala, Vic 3621 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | | | |
|---|---|---|---|
| range between | $379,000 | & | $409,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $495,000 | Property type | *House* | Suburb | Tongala |

| | | | | | |
|---|---|---|---|---|---|
| Period - From | 01/01/2025 | to | 31/12/2025 | Source | PropTrack |

## 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 eighteen 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 |
|---|---|---|
| 20 Cox Ave, Tongala, VIC 3621 | $405,000 | 29/07/2025 |
| 8 Cox Avenue, Tongala, VIC 3621 | $420,000 | 27/05/2025 |
| 1 Cavell Street, Tongala, VIC 3621 | $370,000 | 17/06/2025 |

**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 eighteen months.~~

This Statement of Information was prepared on: 12/01/2026