

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 or
locality and postcode

5 Bridge Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Koondrook

Period - From

23/12/2024

to

22/12/2025

Source

Property Data

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
1	63 Grigg Rd KOONDROOK 3580	\$620,000	11/08/2025
2	67 Penglase St KOONDROOK 3580	\$620,000	17/07/2025
3	88 Grigg Rd KOONDROOK 3580	\$570,000	05/07/2024

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:

23/12/2025 16:12



3 2 2

Property Type: House
Land Size: 998 sqm approx
Agent Comments

Indicative Selling Price
\$760,000
Median House Price
23/12/2024 - 22/12/2025: \$470,000

Comparable Properties



63 Grigg Rd KOONDROOK 3580 (REI/VG)

Agent Comments

3 2 2

Price: \$620,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 1200 sqm approx



67 Penglase St KOONDROOK 3580 (REI/VG)

Agent Comments

4 2 6

Price: \$620,000
Method: Private Sale
Date: 17/07/2025
Property Type: House
Land Size: 1771 sqm approx



88 Grigg Rd KOONDROOK 3580 (REI)

Agent Comments

3 2 4

Price: \$570,000
Method: Private Sale
Date: 05/07/2024
Property Type: House