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	5 TIDAL AVENUE WONTHAGGI VIC 3995

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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$255,000	Property type	Land	Suburb	Wonthaggi
Period-from	01 Apr 2025	to	31 Mar 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
56 CONNECTION ROAD WONTHAGGI VIC 3995	$630,000	18-Sep-25
2 RIGGER DRIVE WONTHAGGI VIC 3995	$655,000	10-Mar-26
8 MOWBRAY COURT WONTHAGGI VIC 3995	$645,000	24-Sep-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: 09 April 2026

exp Australia
Julian Price
M 0400 303 671
E julian.price@expaustralia.com.au

56 CONNECTION ROAD WONTHAGGI VIC 3995

4 2 2

Sold Price **$630,000** Sold Date **18-Sep-25**

Distance **0.22km**

2 RIGGER DRIVE WONTHAGGI VIC 3995

4 2 2

Sold Price RS **$655,000** Sold Date **10-Mar-26**

Distance **0.43km**

8 MOWBRAY COURT WONTHAGGI VIC 3995

4 2 2

Sold Price **$645,000** Sold Date **24-Sep-25**

Distance **0.7km**

195 WENTWORTH ROAD NORTH WONTHAGGI VIC 3995

4 2 2

Sold Price **$630,000** Sold Date **24-May-25**

Distance **2.29km**

53 CAVIL DRIVE NORTH WONTHAGGI VIC 3995

4 2 2

Sold Price **$642,000** Sold Date **01-May-25**

Distance **2.46km**

8 RIB COURT NORTH WONTHAGGI VIC 3995

4 2 2

Sold Price **$640,000** Sold Date **05-Feb-25**

Distance **2.49km**

RS = Recent sale **UN** = Undisclosed Sale

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