

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	524 HENDERSON ROAD TONGALA VIC 3621						
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 betweer	3.00	75,000	&	\$742,500
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$420,000	Property type		Hou	se	Suburb	Tongala
Period-from	01 Nov 2024	to	31 Oct 2025		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
76 PURDEY STREET TONGALA VIC 3621					\$58	30,000	12-Dec-24
26 GOODA STREET TONGALA VIC 3621					\$67	75,000	10-Jun-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.

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76 PURDEY STREET TONGALA VIC Sold Price **3621**

\$580,000 Sold Date 12-Dec-24

Distance 1.71km

To brindered section

26 GOODA STREET TONGALA VIC Sold Price 3621

\$675,000 Sold Date 10-Jun-25

Distance 1.33km

₽ 2

= 4

RS = Recent sale UN = Undisclosed Sale

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