

# 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

71 Tamboritha Terrace, Coongulla Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$455,000

Property Type House

Suburb Coongulla

Period - From 08/12/2024

to 07/12/2025

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 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
1	4 Racecourse Rd HEYFIELD 3858	\$645,000	01/08/2025
2			
3			

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:

08/12/2025 13:45



3   1   2

**Property Type:** House (Res)  
**Land Size:** 833 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median House Price**  
08/12/2024 - 07/12/2025: \$455,000

## Comparable Properties



**4 Racecourse Rd HEYFIELD 3858 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 01/08/2025  
**Property Type:** House  
**Land Size:** 3011 sqm approx

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.