

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

74 MCKENZIE STREET 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,750

Property type

House

Suburb

Wonthaggi

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

25 GRAHAM STREET WONTHAGGI VIC 3995	\$760,000	17-Sep-24
192 GRAHAM STREET WONTHAGGI VIC 3995	\$850,000	04-Mar-25
16 HAGELTHORN STREET WONTHAGGI VIC 3995	\$822,000	13-Feb-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: 03 July 2025


**25 GRAHAM STREET WONTHAGGI
VIC 3995**

Sold Price

\$760,000

Sold Date

17-Sep-24


Distance

0.6km

**192 GRAHAM STREET WONTHAGGI
VIC 3995**

Sold Price

\$850,000

Sold Date

04-Mar-25


Distance

0.79km

**16 HAGELTHORN STREET
WONTHAGGI VIC 3995**

Sold Price

\$822,000

Sold Date

13-Feb-25


Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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