

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

MOUNTAIN ASH DRIVE KORUMBURRA VIC 3950

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Other

Suburb

Korumburra

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

27 MANNA GUM COURT KORUMBURRA VIC 3950	\$375,000	31-Oct-24
15 BLUE BELL COURT KORUMBURRA VIC 3950	\$380,000	22-Jan-25
23 MANNA GUM COURT KORUMBURRA VIC 3950	\$343,000	05-Aug-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: 20 November 2025


**27 MANNA GUM COURT
KORUMBURRA VIC 3950**
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Sold Price **\$375,000** Sold Date **31-Oct-24**

Distance **0.07km**

**15 BLUE BELL COURT
KORUMBURRA VIC 3950**
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Sold Price **\$380,000** Sold Date **22-Jan-25**

Distance **0.07km**

**23 MANNA GUM COURT
KORUMBURRA VIC 3950**
 -  -  -

Sold Price **\$343,000** Sold Date **05-Aug-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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