

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	Lots 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 336, 337, 338, 339, 340, 341, 345, 346, 417, 418, 419, 420, 421, 422, 423, 424, 425, 405, 426, 427, 428, 429, 444, 445, 467, 468, 469, 470, 471, 472 LIGHTHORSE AVENUE TRARALGON VIC 3844
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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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Traralgon

Period-from

01 Jul 2025

to

30 Jun 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

6 BEARD ROAD TRARALGON VIC 3844	\$284,000	15-Apr-25
11 BEARD ROAD TRARALGON VIC 3844	\$280,000	28-Jun-25
4 PIONEERS COURT TRARALGON VIC 3844	\$299,000	06-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: 24 July 2026



6 BEARD ROAD TRARALGON VIC 3844



Sold Price

\$284,000 Sold Date **15-Apr-25**

Distance **0.05km**



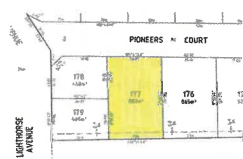
11 BEARD ROAD TRARALGON VIC 3844



Sold Price

\$280,000 Sold Date **28-Jun-25**

Distance **0.1km**



4 PIONEERS COURT TRARALGON VIC 3844



Sold Price

\$299,000 Sold Date **06-Aug-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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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

Lots 343, 344 LIGHTHORSE AVENUE TRARALGON VIC 3844

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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Traralgon

Period-from

01 Jul 2025

to

30 Jun 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

11 RISE BOULEVARD TRARALGON VIC 3844	\$350,000	29-Apr-26
16 GREAVES LANE TRARALGON VIC 3844	\$340,000	10-Nov-25
65 HOLLYWOOD BOULEVARD TRARALGON VIC 3844	\$350,000	20-Feb-26

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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**11 RISE BOULEVARD TRARALGON
VIC 3844**

Sold Price **\$350,000** Sold Date **29-Apr-26**

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Distance **0.15km**



**16 GREAVES LANE TRARALGON
VIC 3844**

Sold Price **\$340,000** Sold Date **10-Nov-25**

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  -

Distance **0.15km**



**65 HOLLYWOOD BOULEVARD
TRARALGON VIC 3844**

Sold Price **\$350,000** Sold Date **20-Feb-26**

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Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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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

Lots 323, 324, 347 LIGHTHORSE AVENUE TRARALGON VIC 3844

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

\$425,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Traralgon

Period-from

01 Jul 2025

to

30 Jun 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

98 MARSHALLS ROAD TRARALGON VIC 3844	\$395,000	03-Feb-26
13 FIFTH AVENUE TRARALGON VIC 3844	\$399,000	17-Apr-26
89 DUNBAR ROAD TRARALGON VIC 3844	\$449,000	23-Oct-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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**98 MARSHALLS ROAD
TRARALGON VIC 3844**

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Sold Price **\$395,000** Sold Date **03-Feb-26**

Distance **0.84km**



**13 FIFTH AVENUE TRARALGON VIC
3844**

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Sold Price **\$399,000** Sold Date **17-Apr-26**

Distance **1.04km**



**89 DUNBAR ROAD TRARALGON
VIC 3844**

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Sold Price **\$449,000** Sold Date **23-Oct-25**

Distance **4.37km**

RS = Recent sale UN = Undisclosed Sale

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