

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

2 WESTON CLOSE YARRAWONGA VIC 3730

Indicative selling price

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

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Yarrawonga

Period-from

01 Oct 2024

to

30 Sep 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

110 SOUTH ROAD YARRAWONGA VIC 3730	\$550,000	18-Aug-25
6 HAZELLE COURT YARRAWONGA VIC 3730	\$535,000	05-May-25
23 FERGUSON STREET YARRAWONGA VIC 3730	\$520,000	08-Jul-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: 08 October 2025



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**110 SOUTH ROAD YARRAWONGA
VIC 3730**

3 1 1

Sold Price

\$550,000

Sold Date

18-Aug-25

Distance

0.05km



**6 HAZELLE COURT YARRAWONGA
VIC 3730**

4 2 2

Sold Price

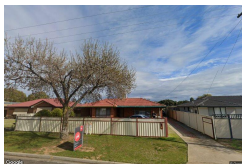
\$535,000

Sold Date

05-May-25

Distance

0.24km



**23 FERGUSSON STREET
YARRAWONGA VIC 3730**

3 - 2

Sold Price

\$520,000

Sold Date

08-Jul-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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