

## 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  
34 CLYDESDALE LOOP 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 \$789,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$595,000 Property type House Suburb Yarrawonga

Period-from 01 Feb 2025 to 31 Jan 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
18 BLACKWOOD CRESCENT YARRAWONGA VIC 3730	\$787,000	28-Mar-25
41 MORRISEY DRIVE YARRAWONGA VIC 3730	\$775,000	22-Jan-25
43 MORRISEY DRIVE YARRAWONGA VIC 3730	\$760,000	05-May-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: 16 February 2026



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18 BLACKWOOD CRESCENT  
YARRAWONGA VIC 3730

3 - 2

Sold Price \$787,000 Sold Date 28-Mar-25

Distance 0km



41 MORRISEY DRIVE  
YARRAWONGA VIC 3730

3 2 2

Sold Price \$775,000 Sold Date 22-Jan-25

Distance 0km



43 MORRISEY DRIVE  
YARRAWONGA VIC 3730

3 - 2

Sold Price \$760,000 Sold Date 05-May-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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