

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

4/50 MURPHY STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,250

Property type

Unit

Suburb

Yarrawonga

Period-from

01 Sep 2025

to

31 Aug 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

1/42 ORR STREET YARRAWONGA VIC 3730	\$472,000	05-Mar-25
1/35 COGHILL STREET YARRAWONGA VIC 3730	\$445,000	10-Nov-25
3/40 COGHILL STREET YARRAWONGA VIC 3730	\$499,000	24-Sep-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: 02 September 2026



Leigh Ramsdale

M 0408385150

E leigh.ramsdale@elders.com.au



**1/42 ORR STREET YARRAWONGA
VIC 3730**

2 1 1

Sold Price

\$472,000

Sold Date

05-Mar-25

Distance

0.07km



**1/35 COGHILL STREET
YARRAWONGA VIC 3730**

2 1 1

Sold Price

\$445,000

Sold Date

10-Nov-25

Distance

0.1km



**3/40 COGHILL STREET
YARRAWONGA VIC 3730**

2 2 2

Sold Price

\$499,000

Sold Date

24-Sep-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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