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 or locality and postcode	71 Tamboritha Terrace, Coongulla Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $695,000

Median sale price

Median price $455,000 Property Type House Suburb Coongulla

Period - From 08/12/2024 to 07/12/2025 Source Property Data

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 eighteen 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	4 Racecourse Rd HEYFIELD 3858	$645,000	01/08/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 08/12/2025 13:45

71 Tamboritha Terrace, Coongulla Vic 3860



3 1 2

Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

Indicative Selling Price
$695,000
Median House Price
08/12/2024 - 07/12/2025: $455,000

Comparable Properties



4 Racecourse Rd HEYFIELD 3858 (REI/VG)

3 2 2

Price: $645,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 3011 sqm approx

Agent Comments

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 eighteen months.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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