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: 12 Thomas Weston Court, Yarragon Vic 3823

Indicative selling price

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

Single price: $639,000

Median sale price

Median price: $555,000 | Property type: *House* | Suburb: Yarragon

Period - From: 01/12/2024 to: 30/11/2025 | Source: realestate.com.au

Comparable property sales

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
113 Loch Street, Yarragon Vic 3823	$630,000	17/02/2025
27 Linnea Drive, Yarragon Vic 3823	$625,000	11/10/2025
21 Acacia Court, Yarragon Vic 3823	$630,000	02/11/2024

This Statement of Information was prepared on: 11/12/2025