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	270 Ryans Road, Coongulla Vic 3860

Indicative selling price

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

Single price $495,000

Median sale price

Median price $551,000 Property Type House Suburb Coongulla

Period - From 02/04/2025 to 01/04/2026 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 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	4 Tamboritha Tce COONGULLA 3860	$478,000	23/03/2026
2	64 Woolenook Way COONGULLA 3860	$470,000	02/09/2025
3	20-22 Ben Cruachan Pde COONGULLA 3860	$445,000	08/11/2024

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: 02/04/2026 10:36

270 Ryans Road, Coongulla Vic 3860



3 1 2

Property Type: House
Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
02/04/2025 - 01/04/2026: $551,000

Comparable Properties



4 Tamboritha Tce COONGULLA 3860 (REI)

4 2 2

Price: $478,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 568 sqm approx

Agent Comments



64 Woolenook Way COONGULLA 3860 (REI/VG)

3 1 2

Price: $470,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 549 sqm approx

Agent Comments



20-22 Ben Cruachan Pde COONGULLA 3860 (REI)

3 1 3

Price: $445,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 1090 sqm approx

Agent Comments

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

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