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: Lot 2 45-47 Loch Street, Yarragon

Indicative selling price

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

Single price: $350,000

Median sale price

Median price: $628,000 | Property type: *House* | Suburb: Yarragon

Period - From: 01/05/2025 to: 30/04/2026 | 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
15 Rodier Road, Yarragon	$350,000	20/03/2026
44 Hazeldean Road, Yarragon	$330,000	03/02/2026
48 Loch Street, Yarragon	$310,000	16/07/2026

This Statement of Information was prepared on: 04/05/2026