

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

25 LIBERTY CRESCENT CORINELLA VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$339,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Land

Suburb

Corinella

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

12 GAUDI BOULEVARD CORINELLA VIC 3984	\$345,000	16-Mar-26
27 CARPATHIA STREET CORONET BAY VIC 3984	\$330,000	20-Mar-25
90 CUTTY SARK ROAD CORONET BAY VIC 3984	\$360,000	09-May-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: 07 September 2026



12 GAUDI BOULEVARD CORINELLA VIC 3984

Sold Price

\$345,000

Sold Date

16-Mar-26



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Distance

0.15km



27 CARPATHIA STREET CORONET BAY VIC 3984

Sold Price

\$330,000

Sold Date

20-Mar-25



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Distance

2.13km



90 CUTTY SARK ROAD CORONET BAY VIC 3984

Sold Price

\$360,000

Sold Date

09-May-25



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1



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Distance

2.58km

RS = Recent sale

UN = Undisclosed Sale

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