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	Lots 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 336, 337, 338, 339, 340, 341, 345, 346, 417, 418, 419, 420, 421, 422, 423, 424, 425, 405, 426, 427, 428, 429, 444, 445, 467, 468, 469, 470, 471, 472 LIGHTHORSE AVENUE TRARALGON VIC 3844

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	$275,000	&	$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$325,000	Property type	Land	Suburb	Traralgon
Period-from	01 Jul 2025	to	30 Jun 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
6 BEARD ROAD TRARALGON VIC 3844	$284,000	15-Apr-25
11 BEARD ROAD TRARALGON VIC 3844	$280,000	28-Jun-25
4 PIONEERS COURT TRARALGON VIC 3844	$299,000	06-Aug-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: 24 July 2026

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6 BEARD ROAD TRARALGON VIC 3844

Sold Price **$284,000** Sold Date **15-Apr-25**

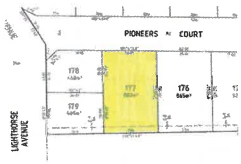
Distance **0.05km**



11 BEARD ROAD TRARALGON VIC 3844

Sold Price **$280,000** Sold Date **28-Jun-25**

Distance **0.1km**



4 PIONEERS COURT TRARALGON VIC 3844

Sold Price **$299,000** Sold Date **06-Aug-25**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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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	Lots 343, 344 LIGHTHORSE AVENUE TRARALGON VIC 3844

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	$345,000	&	$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$325,000	Property type	Land	Suburb	Traralgon
Period-from	01 Jul 2025	to	30 Jun 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
11 RISE BOULEVARD TRARALGON VIC 3844	$350,000	29-Apr-26
16 GREAVES LANE TRARALGON VIC 3844	$340,000	10-Nov-25
65 HOLLYWOOD BOULEVARD TRARALGON VIC 3844	$350,000	20-Feb-26

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: 24 July 2026

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11 RISE BOULEVARD TRARALGON VIC 3844

- - -

Sold Price **$350,000** Sold Date **29-Apr-26**

Distance **0.15km**



16 GREAVES LANE TRARALGON VIC 3844

- - -

Sold Price **$340,000** Sold Date **10-Nov-25**

Distance **0.15km**



65 HOLLYWOOD BOULEVARD TRARALGON VIC 3844

- - -

Sold Price **$350,000** Sold Date **20-Feb-26**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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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	Lots 323, 324, 347 LIGHTHORSE AVENUE TRARALGON VIC 3844

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	$425,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$325,000	Property type	Land	Suburb	Traralgon
Period-from	01 Jul 2025	to	30 Jun 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
98 MARSHALLS ROAD TRARALGON VIC 3844	$395,000	03-Feb-26
13 FIFTH AVENUE TRARALGON VIC 3844	$399,000	17-Apr-26
89 DUNBAR ROAD TRARALGON VIC 3844	$449,000	23-Oct-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.~~

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98 MARSHALLS ROAD TRARALGON VIC 3844

- - -

Sold Price **$395,000** Sold Date **03-Feb-26**

Distance **0.84km**



13 FIFTH AVENUE TRARALGON VIC 3844

- - -

Sold Price **$399,000** Sold Date **17-Apr-26**

Distance **1.04km**



89 DUNBAR ROAD TRARALGON VIC 3844

- - -

Sold Price **$449,000** Sold Date **23-Oct-25**

Distance **4.37km**

RS = Recent sale **UN** = Undisclosed Sale

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