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	1 RUTH STREET METUNG VIC 3904

Indicative selling price

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

Single Price	$875,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,500	Property type	House	Suburb	Metung
Period-from	01 Oct 2025	to	30 Sep 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
154 KINGS COVE BOULEVARD METUNG VIC 3904	$880,000	28-Aug-26
60 KINGS COVE BOULEVARD METUNG VIC 3904	$800,000	12-Jun-26
35 CURRAWONG COURT METUNG VIC 3904	$890,000	02-Apr-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.~~

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154 KINGS COVE BOULEVARD METUNG VIC 3904

4 2 2

Sold Price RS $880,000 Sold Date 28-Aug-26

Distance 0.82km



60 KINGS COVE BOULEVARD METUNG VIC 3904

4 2 2

Sold Price $800,000 Sold Date 12-Jun-26

Distance 1.28km



35 CURRAWONG COURT METUNG VIC 3904

3 3 3

Sold Price $890,000 Sold Date 02-Apr-26

Distance 2.57km



4 BOSSIE COURT METUNG VIC 3904

3 2 3

Sold Price $850,000 Sold Date 12-May-26

Distance 2.88km

RS = Recent sale UN = Undisclosed Sale

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