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	12 Blower Street, Wonthaggi Vic 3995

Indicative selling price

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

Range between $249,000 & $269,000

Median sale price

Median price $259,000 Property Type Vacant land Suburb Wonthaggi

Period - From 05/05/2024 to 04/05/2025 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	11 Hummingbird Dr WONTHAGGI 3995	$275,000	11/02/2025
2	14 Bottle Tree Rd WONTHAGGI 3995	$269,000	04/12/2024
3	10 Blower St WONTHAGGI 3995	$274,000	02/03/2024

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: 05/05/2025 15:19

12 Blower Street, Wonthaggi Vic 3995

Stacey Homicki
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Property Type: Land
Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
$249,000 - $269,000
Median Land Price
05/05/2024 - 04/05/2025: $259,000

Comparable Properties



11 Hummingbird Dr WONTHAGGI 3995 (REI/VG)

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Price: $275,000
Method: Private Sale
Date: 11/02/2025
Property Type: Land
Land Size: 792 sqm approx

Agent Comments

14 Bottle Tree Rd WONTHAGGI 3995 (VG)

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Price: $269,000
Method: Sale
Date: 04/12/2024
Property Type: Land
Land Size: 720 sqm approx

Agent Comments

10 Blower St WONTHAGGI 3995 (VG)

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Price: $274,000
Method: Sale
Date: 02/03/2024
Property Type: Land
Land Size: 696 sqm approx

Agent Comments

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