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	46 Kirrak Street, North Wonthaggi Vic 3995

Indicative selling price

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

Single price $519,000

Median sale price

Median price $590,000 Property Type House Suburb North Wonthaggi

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	1 Sherwood Ct WONTHAGGI 3995	$570,000	24/01/2025
2	318 White Rd NORTH WONTHAGGI 3995	$520,000	10/01/2025
3	11 Poplar St WONTHAGGI 3995	$500,000	07/11/2024

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: 11/03/2025 13:04

46 Kirrak Street, North Wonthaggi Vic 3995

Stacey Homicki
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3 1 3

Property Type: House
Land Size: 901 sqm approx

Agent Comments

Indicative Selling Price
$519,000
Median House Price
Year ending December 2024: $590,000

Comparable Properties



1 Sherwood Ct WONTHAGGI 3995 (REI/VG)

3 2 2

Price: $570,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 1377 sqm approx

Agent Comments

318 White Rd NORTH WONTHAGGI 3995 (VG)

3 - -

Price: $520,000
Method: Sale
Date: 10/01/2025
Property Type: House (Res)
Land Size: 1039 sqm approx

Agent Comments



11 Poplar St WONTHAGGI 3995 (REI/VG)

3 1 3

Price: $500,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 871 sqm approx

Agent Comments

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