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	75 Nelson Street, North Wonthaggi Vic 3995

Indicative selling price

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

Range between $500,000 & $550,000

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	8 Hull St SOUTH DUDLEY 3995	$567,500	09/01/2025
2	34 Walker St DALYSTON 3992	$560,000	18/09/2024
3	33 Parkes St NORTH WONTHAGGI 3995	$522,000	12/09/2024

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: 24/01/2025 13:59

75 Nelson Street, North Wonthaggi Vic 3995

Stacey Homicki
9557 7891
0428 790 840
shomicki@hodges.com.au



3 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
Year ending December 2024: $590,000

Comparable Properties



8 Hull St SOUTH DUDLEY 3995 (REI)

3 2 2

Price: $567,500
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 892 sqm approx

Agent Comments



34 Walker St DALYSTON 3992 (REI/VG)

3 1 2

Price: $560,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 719 sqm approx

Agent Comments



33 Parkes St NORTH WONTHAGGI 3995 (REI/VG)

3 2 1

Price: $522,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 767 sqm approx

Agent Comments

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