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	91 Turner Street, North Wonthaggi Vic 3995

Indicative selling price

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

Range between $690,000 & $720,000

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	111 Mckenzie St WONTHAGGI 3995	$680,000	08/07/2024
2	12 Cuttlers Cirt WONTHAGGI 3995	$755,000	15/04/2024
3	45 Silvereye Cirt WONTHAGGI 3995	$681,000	14/11/2023

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: 12/02/2025 11:37

91 Turner Street, North Wonthaggi Vic 3995

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Property Type:
Agent Comments

Indicative Selling Price
$690,000 - $720,000
Median House Price
Year ending December 2024: $590,000

Comparable Properties



111 Mckenzie St WONTHAGGI 3995 (VG)

3 - -

Price: $680,000
Method: Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 971 sqm approx

Agent Comments



12 Cuttlers Cirt WONTHAGGI 3995 (REI/VG)

3 2 2

Price: $755,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 751 sqm approx

Agent Comments



45 Silvereye Cirt WONTHAGGI 3995 (VG)

3 - -

Price: $681,000
Method: Sale
Date: 14/11/2023
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

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