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	13 Bryden Drive, North Wonthaggi Vic 3995

Indicative selling price

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

Single price $599,000

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	49 Connection Rd WONTHAGGI 3995	$610,000	19/03/2025
2	46 Silvereye Cirt WONTHAGGI 3995	$600,000	20/02/2025
3	21 Colliery Av NORTH WONTHAGGI 3995	$655,000	30/01/2025

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: 20/03/2025 10:44

13 Bryden Drive, North Wonthaggi Vic 3995

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



Property Type: Land
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$599,000
Median House Price
Year ending December 2024: $590,000

Comparable Properties



49 Connection Rd WONTHAGGI 3995 (REI)

3 2 2

Price: $610,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 727 sqm approx

Agent Comments



46 Silvereye Cirt WONTHAGGI 3995 (REI/VG)

3 2 2

Price: $600,000
Method: Private Sale
Date: 20/02/2025
Property Type: House
Land Size: 430 sqm approx

Agent Comments



21 Colliery Av NORTH WONTHAGGI 3995 (REI/VG)

3 2 3

Price: $655,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 600 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.