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	282 Ryans Road, Coongulla Vic 3860

Indicative selling price

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

Single price $745,000

Median sale price

Median price $460,000 Property Type House Suburb Coongulla

Period - From 16/07/2024 to 15/07/2025 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	2 Bibaringa Ct SEATON 3858	$710,000	22/10/2024
2	23 Wombat Rd VALENCIA CREEK 3860	$750,000	11/07/2024
3	33 Tyson Rd HEYFIELD 3858	$740,000	28/11/2023

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: 16/07/2025 11:17

282 Ryans Road, Coongulla Vic 3860



Property Type:
Agent Comments

Indicative Selling Price
$745,000
Median House Price
16/07/2024 - 15/07/2025: $460,000

Comparable Properties



2 Bibaringa Ct SEATON 3858 (REI/VG)

4 2 4

Agent Comments

Price: $710,000
Method: Private Sale
Date: 22/10/2024
Property Type: Lifestyle Property (Rur)
Land Size: 19400 sqm approx

23 Wombat Rd VALENCIA CREEK 3860 (VG)

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Agent Comments

Price: $750,000
Method: Sale
Date: 11/07/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx



33 Tyson Rd HEYFIELD 3858 (VG)

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Agent Comments

Price: $740,000
Method: Sale
Date: 28/11/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7215 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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