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 and postcode	4 Viogner Place, Waurn Ponds VIC 3216

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $788,500 Property Type House Suburb Waurn Ponds

Period - From 10/01/2025 to 09/07/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Muscat Place Waurn Ponds Vic 3216	$650,000	25/06/2025
23B Chablis Court Waurn Ponds Vic 3216	$600,000	12/03/2025
1/59 Oakwood Crescent Waurn Ponds Vic 3216	$625,000	30/01/2025

This Statement of Information was prepared on: 10/07/2025