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	6 Tussock Way, North Wonthaggi Vic 3995

Indicative selling price

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

Range between $230,000 & $250,000

Median sale price

Median price $250,000 Property Type Vacant land Suburb North Wonthaggi

Period - From 03/10/2024 to 02/10/2025 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	36 Runnel Dr WONTHAGGI 3995	$245,000	19/08/2025
2	26 Blower St WONTHAGGI 3995	$255,000	18/08/2025
3	12 Tussock Way NORTH WONTHAGGI 3995	$223,750	09/10/2024

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: 03/10/2025 13:33

6 Tussock Way, North Wonthaggi Vic 3995



Property Type: Land
Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
$230,000 - $250,000
Median Land Price
03/10/2024 - 02/10/2025: $250,000

Comparable Properties



36 Runnel Dr WONTHAGGI 3995 (REI/VG)

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Price: $245,000
Method: Private Sale
Date: 19/08/2025
Property Type: Land
Land Size: 700 sqm approx

Agent Comments



26 Blower St WONTHAGGI 3995 (REI/VG)

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Price: $255,000
Method: Private Sale
Date: 18/08/2025
Property Type: Land
Land Size: 633 sqm approx

Agent Comments



12 Tussock Way NORTH WONTHAGGI 3995 (REI/VG)

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Price: $223,750
Method: Private Sale
Date: 09/10/2024
Property Type: Land
Land Size: 560 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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