AREA SPECIALIST

STATEMENT OF INFORMATION

2024 WATSON ROAD, TONGALA, VIC 3621

PREPARED BY XAVIER STEVENS, AREA SPECIALIST, PHONE: 0403152642

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2024 WATSON ROAD, TONGALA, VIC 3621 4 2 2

Indicative Selling Price

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

Single Price: **$720,000**

Provided by: Xavier Stevens, Area Specialist

MEDIAN SALE PRICE



TONGALA, VIC, 3621

Suburb Median Sale Price (Other)

$1,350,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



818 HENDERSON RD, TONGALA, VIC 3621 4 2 1

Sale Price

****$2,200,000**

Sale Date: 13/10/2025

Distance from Property: 1.6km A



1478 SINCLAIR RD, TONGALA, VIC 3621 5 1 3

Sale Price

Price Withheld

Sale Date: 22/08/2025

Distance from Property: 5.1km B



1813 FINLAY RD, TONGALA, VIC 3621 6 2 -

Sale Price

$962,868

Sale Date: 17/04/2025

Distance from Property: 3.8km C

This report has been compiled on 11/11/2025 by Area Specialist. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 2024 WATSON ROAD, TONGALA, VIC 3621

Indicative selling price

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

Single Price: $720,000

Median sale price

Median price: $1,350,000 | Property type: Commercial | Suburb: TONGALA

Period: 01 October 2024 to 30 September 2025 | Source: pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
818 HENDERSON RD, TONGALA, VIC 3621	**$2,200,000	13/10/2025
1478 SINCLAIR RD, TONGALA, VIC 3621	Price Withheld	22/08/2025
1813 FINLAY RD, TONGALA, VIC 3621	$962,868	17/04/2025

This Statement of Information was prepared on: 11/11/2025