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	92 Turner Street, North Wonthaggi Vic 3995

Indicative selling price

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

Single price $720,000

Median sale price

Median price $591,000 Property Type House Suburb North Wonthaggi

Period - From 01/10/2024 to 30/09/2025 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 eighteen 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	13 Connection Rd WONTHAGGI 3995	$740,000	31/07/2025
2	76 Oxford Way NORTH WONTHAGGI 3995	$710,000	20/06/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 19/12/2025 11:56

92 Turner Street, North Wonthaggi Vic 3995



Property Type:
Agent Comments

Indicative Selling Price
$720,000
Median House Price
Year ending September 2025: $591,000

Comparable Properties



13 Connection Rd WONTHAGGI 3995 (REI/VG)

4 2 2

Price: $740,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 703 sqm approx

Agent Comments



76 Oxford Way NORTH WONTHAGGI 3995 (REI/VG)

4 2 2

Price: $710,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 746 sqm approx

Agent Comments

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 eighteen months.

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

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