

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

3 HENDRICKS CLOSE YARRAWONGA VIC 3730

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$979,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Yarrawonga

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

1A TREGANY COURT YARRAWONGA VIC 3730	\$980,000	11-Nov-25
20 CYPRESS WAY MULWALA NSW 2647	\$960,000	28-Apr-25
13 KINGFISHER DRIVE MULWALA NSW 2647	\$1,000,000	22-Aug-25

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: 05 March 2026



**1A TREGANY COURT
YARROWONGA VIC 3730**

4 2 2

Sold Price **\$980,000** Sold Date **11-Nov-25**

Distance **0km**



**20 CYPRESS WAY MULWALA NSW
2647**

4 2 2

Sold Price **\$960,000** Sold Date **28-Apr-25**

Distance **6.36km**



**13 KINGFISHER DRIVE MULWALA
NSW 2647**

4 2 2

Sold Price **\$1,000,000** Sold Date **22-Aug-25**

Distance **6.54km**

RS = Recent sale UN = Undisclosed Sale

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