

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

1/8 DUNLOP STREET 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

or range
between

\$450,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,250

Property type

Unit

Suburb

Yarrawonga

Period-from

01 Aug 2025

to

31 Jul 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

2/85 LYNCH STREET YARRAWONGA VIC 3730	\$460,000	08-May-26
1/24 SHARP STREET YARRAWONGA VIC 3730	\$525,000	06-Mar-26
3/57 HOVELL STREET YARRAWONGA VIC 3730	\$465,000	05-Mar-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: 07 August 2026



**2/85 LYNCH STREET
YARRAWONGA VIC 3730**

 3  1  1

Sold Price **\$460,000** Sold Date **08-May-26**

Distance **0.72km**



**1/24 SHARP STREET
YARRAWONGA VIC 3730**

 3  1  2

Sold Price **\$525,000** Sold Date **06-Mar-26**

Distance **0.69km**



**3/57 HOVELL STREET
YARRAWONGA VIC 3730**

 3  2  1

Sold Price **\$465,000** Sold Date **05-Mar-25**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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