

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 10000.0m from the focus property. The lowest sale price is \$590,000 and the highest sale price is \$700,000 with a median sale price of \$665,000. Days listed ranges from 34 to 929 days with the average currently at 457 days for these selected properties.

7 DRYDENS RD, MCMILLANS, VIC 3568

Distance from Property: 8.6km  4  2  8



Property Type: House
Area: 4,000 m²
Area \$/m²: \$148
RPD: 1//PS304354

Sale Price: **\$590,000 (Normal Sale)**
Sale Date: 17/10/2024 Days to Sell: **34 Days**
Last Price: \$580,000 - \$610,000 Chg %:
First Price: \$580,000 - \$610,000 Chg %:

Features: DECK, FIRE PLACE, BUILT IN ROBES, IMPROVEMENTS: GARDEN, DISHWASHER, SECURE PARKING

90 CHANNEL ST, COHUNA, VIC 3568

Distance from Property: 3.5km  3  2  2



Property Type: House
Area: 2,826 m²
Area \$/m²: \$235
RPD: 1, 2//PS311884

Sale Price: **\$665,000 (Normal Sale)**
Sale Date: 08/04/2025 Days to Sell: **929 Days**
Last Price: \$ 665,000 (Under Offer) Chg %:
First Price: \$ 820,000 (Under Offer) Chg %: **-18.9%**

Features: ENSUITE, AIR CONDITIONED

391 COHUNA ISLAND RD, COHUNA, VIC 3568

Distance from Property: 4.9km  4  2  2



Property Type: House
Area: 1.13 ha
Area \$/m²: \$62
RPD: 1//PS715419

Sale Price: **\$700,000 (Normal Sale)**
Sale Date: 17/04/2025 Days to Sell: **409 Days**
Last Price: \$ 750,000 to \$ 780,000 Chg %: **-6.7%**
First Price: \$ 910,000 (Under Offer) Chg %: **-23.1%**

Features:

10 FARRANT COURT, COHUNA, VIC 3568



Appraisal Price

This market analysis has been prepared on 19/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$500,000 to \$550,000

Contact your agent for further information:

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