

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

14 EMERSON DRIVE TRARALGON VIC 3844

Indicative selling price

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

Single Price

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Traralgon

Period-from

01 Jul 2025

to

30 Jun 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

6 NORAH STREET TRARALGON VIC 3844	\$810,000	12-Dec-25
23 PAIGE AVENUE TRARALGON VIC 3844	\$647,000	26-Jun-25
4 EMERSON DRIVE TRARALGON VIC 3844	\$690,000	09-Oct-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: 27 July 2026



6 NORAH STREET TRARALGON VIC 3844

3 2 2

Sold Price

\$810,000

Sold Date

12-Dec-25

Distance

0.06km



23 PAIGE AVENUE TRARALGON VIC 3844

4 2 2

Sold Price

\$647,000

Sold Date

26-Jun-25

Distance

0.09km



4 EMERSON DRIVE TRARALGON VIC 3844

4 2 2

Sold Price

\$690,000

Sold Date

09-Oct-25

Distance

0.1km



8A BARTHOLOMEW CIRCUIT TRARALGON VIC 3844

4 2 2

Sold Price

^{RS} **\$705,000**

Sold Date

22-Jun-26

Distance

0.16km



34 MARY CLAIRE STREET TRARALGON VIC 3844

3 2 2

Sold Price

\$705,000

Sold Date

02-Dec-25

Distance

0.16km



32 PAIGE AVENUE TRARALGON VIC 3844

4 2 2

Sold Price

\$740,000

Sold Date

31-Oct-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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30 PAIGE AVENUE TRARALGON VIC 3844

4 2 2

Sold Price

\$735,000

Sold Date

13-Aug-25

Distance

0.18km



30 MARY CLAIRE STREET TRARALGON VIC 3844

3 2 2

Sold Price

\$688,000

Sold Date

30-Jun-25

Distance

0.19km



14 ANGUS ROAD TRARALGON VIC 3844

4 2 2

Sold Price

\$744,000

Sold Date

23-Dec-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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