

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

19 Macalister Drive, Coongulla Vic 3860

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$551,000

Property Type

House

Suburb

Coongulla

Period - From

18/03/2025

to

17/03/2026

Source

Property Data

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
1	42 Ben Cruachan Pde COONGULLA 3860	\$400,000	18/11/2025
2	64 Woolenook Way COONGULLA 3860	\$470,000	02/09/2025
3	20-22 Ben Cruachan Pde COONGULLA 3860	\$445,000	08/11/2024

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:

18/03/2026 09:15



Property Type: Residential House
Land Size: 1170 sqm approx
Agent Comments

Indicative Selling Price
\$490,000

Median House Price
18/03/2025 - 17/03/2026: \$551,000

Comparable Properties



42 Ben Cruachan Pde COONGULLA 3860 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 737 sqm approx



64 Woolenook Way COONGULLA 3860 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 549 sqm approx



20-22 Ben Cruachan Pde COONGULLA 3860 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 1090 sqm approx