

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

5 MCRAE COURT 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Yarrawonga

Period-from

01 Apr 2025

to

31 Mar 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

33 COROWA ROAD MULWALA NSW 2647

\$1,580,000

22-Jan-26

29 RIVER ROAD YARRAWONGA VIC 3730

\$1,351,000

20-Dec-24

16 FREDDY COURT YARRAWONGA VIC 3730

\$2,000,000

21-Jan-26

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.

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Peter Joyce

P 0357222336

M 0407221842

E peterjoyce@slwangeratta.com.au



33 COROWA ROAD MULWALA NSW 2647

 5  3  2

Sold Price

\$1,580,000

Sold Date

22-Jan-26

Distance

4.64km



29 RIVER ROAD YARRAWONGA VIC 3730

 4  2  3

Sold Price

\$1,351,000

Sold Date

20-Dec-24

Distance

3.5km



16 FREDDY COURT YARRAWONGA VIC 3730

 4  3  2

Sold Price

\$2,000,000

Sold Date

21-Jan-26

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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