

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

7 Woolenook Way, Coongulla Vic 3860

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Coongulla

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	19 Macalister Dr COONGULLA 3860	\$470,000	23/04/2026
2	64 Woolenook Way COONGULLA 3860	\$470,000	02/09/2025
3	91 Tamboritha Tce COONGULLA 3860	\$480,000	09/05/2025

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:

15/07/2026 13:58



Property Type: House (Previously Occupied - Detached)
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$510,000
Median House Price
Year ending June 2026: \$550,000

Comparable Properties



19 Macalister Dr COONGULLA 3860 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 23/04/2026
Property Type: House
Land Size: 1170 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



91 Tamboritha Tce COONGULLA 3860 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 687 sqm approx

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