

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

8 CAREX STREET 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

\$685,000

between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Yarrawonga

Period-from

01 May 2025

to

30 Apr 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

14 VINEYARD CIRCUIT YARRAWONGA VIC 3730	\$695,000	05-NOV-25
31 PETER THOMSON CIRCUIT YARRAWONGA VIC 3730	\$690,000	08-OCT-25
44 GORMAN DRIVE YARRAWONGA VIC 3730	\$685,000	19-JUN-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: 11 May 2026



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\$695,000



14 Vineyard Circuit, Yarrawonga
4 2 2 674m² • House
Sold on 05 Nov 2025



\$690,000



31 Peter Thomson Circuit, Yarrawonga
4 2 2 512m² • House
Sold on 08 Oct 2025



\$685,000



44 Gorman Drive, Yarrawonga
4 2 2 595m² • House
Sold on 19 Jun 2025

RS = Recent sale UN = Undisclosed Sale

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