

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

92 MAUDE STREET DUNOLLY VIC 3472

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

\$395,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,500

Property type

House

Suburb

Dunolly

Period-from

01 Jun 2025

to

31 May 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

30 THOMPSON STREET DUNOLLY VIC 3472	\$310,000	16-Feb-26
168 BROADWAY DUNOLLY VIC 3472	\$310,000	25-May-26
187 BROADWAY DUNOLLY VIC 3472	\$285,000	20-Nov-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 June 2026


30 THOMPSON STREET DUNOLLY VIC 3472

Sold Price

\$310,000

Sold Date

16-Feb-26
 2

 2

 2

Distance

0.13km

168 BROADWAY DUNOLLY VIC 3472

Sold Price

^{RS} **\$310,000**

Sold Date

25-May-26
 2

 1

 2

Distance

0.52km

187 BROADWAY DUNOLLY VIC 3472

Sold Price

\$285,000

Sold Date

20-Nov-25
 2

 1

 1

Distance

0.57km

10 LAWRENCE STREET DUNOLLY VIC 3472

Sold Price

\$275,000

Sold Date

26-Jun-25
 2

 1

 -

Distance

0.59km

12 BROADWAY DUNOLLY VIC 3472

Sold Price

\$347,000

Sold Date

06-Feb-26
 2

 1

 3

Distance

0.72km

25 THOMAS STREET DUNOLLY VIC 3472

Sold Price

\$298,000

Sold Date

24-Nov-25
 2

 1

 1

Distance

1.04km
RS = Recent sale

UN = Undisclosed Sale

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**1798 MARYBOROUGH-DUNOLLY
ROAD DUNOLLY VIC 3472**
 2  1  2

Sold Price

\$265,000

Sold Date

12-Jun-25

Distance

1.47km

**445 DUNOLLY-MOLIAGUL ROAD
DUNOLLY VIC 3472**
 2  1  4

Sold Price

^{RS} **\$400,000**

Sold Date

19-May-26

Distance

4.6km
RS = Recent sale

UN = Undisclosed Sale

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