

A: 61 Hotham Street Traralgon Vic 3844 – PO Box 1122

P: 03 5174 7111

E: office@addisonrealestate.com.au

W: www.addisonrealestate.com.au

ACN: 105 113 237 ABN: 55 105 113 237

STATEMENT OF INFORMATION

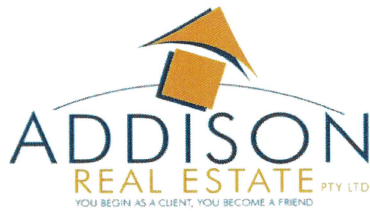
Estate Agents Act 1980 (Vic) – Section 47A
Vacant Land – Outside Melbourne Metropolitan Area

1. PROPERTY BEING OFFERED FOR SALE

Property Address:	Dimitri Drive, Traralgon Vic 3844
Estate/Development:	Astoria Park – Stage 6
Plan of Subdivision:	PS902675N
Local Government:	Latrobe City Council
Zoning:	General Residential Zone (GRZ1)
Lots Available:	23 Lots – Lots 54-67 and 85-93
Land Sizes:	551m ² to 1,215m ²
Title Status:	To be titled January 2027
Services:	All services connected including NBN and Gas

2. INDICATIVE SELLING PRICE

Lot	Size	Indicative Selling Price
Lot 54	805m ²	\$365,000
Lot 55	809m ²	\$365,000
Lot 56	884m ²	\$379,000
Lot 57	880m ²	\$379,000
Lot 58	1,215m ²	\$419,000
Lot 59	1,022m ²	\$409,000
Lot 60	800m ²	\$360,000
Lot 61	800m ²	\$360,000
Lot 62	800m ²	\$362,000
Lot 63	800m ²	\$364,000
Lot 64	800m ²	\$366,000



A: 61 Hotham Street Traralgon Vic 3844 – PO Box 1122

P: 03 5174 7111

E: office@addisonrealestate.com.au

W: www.addisonrealestate.com.au

ACN: 105 113 237 ABN: 55 105 113 237

2. INDICATIVE SELLING PRICE CONTINUED

Lot	Size	Indicative Selling Price
Lot 65	800m ²	\$370,000
Lot 66	800m ²	\$375,000
Lot 67	800m ²	\$375,000
Lot 85	559m ²	\$310,000
Lot 86	699m ²	\$334,000
Lot 87	768m ²	\$345,000
Lot 88	893m ²	\$395,000
Lot 89	953m ²	\$408,000
Lot 90	916m ²	\$399,000
Lot 91	551m ²	\$310,000
Lot 92	579m ²	Not for Sale
Lot 93	581m ²	\$310,000

- Per s.47AF Estate Agents Act 1980 - the indicative price range for any individual lot must not exceed 10% of the lower amount

3. RECENT COMPARABLE SALES

The three most recent comparable sales of residential vacant land in the Traralgon area are listed below, selected in accordance with the requirements of s.47AF of the Estate Agents Act 1980.

Address	Land Size	Sale Price	Sale Date
13 Dimitri Drive Traralgon	800m ²	\$350,000	June 2026
5 Georges Place Traralgon	800m ²	\$350,000	March 2026
12 Dimitri Drive Traralgon	505m ²	\$295,000	April 2026
11 Georges Place Traralgon	771m ²	\$348,000	October 2026