

# 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

31 Hodges Road, Coongulla Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$775,000

### Median sale price\*

Median price

Property Type

Suburb

Coongulla

Period - From

to

Source

### 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 | 15 Hillier La TOONGABBIE 3856    | \$705,000 | 24/06/2025   |
| 2 | 365 Commonyard Rd NEWRY 3859     | \$740,000 | 29/01/2025   |
| 3 | 23 Wombat Rd VALENCIA CREEK 3860 | \$750,000 | 11/07/2024   |

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:

25/11/2025 11:31

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Property Type:** Residential House  
**Agent Comments**

**Indicative Selling Price**  
 \$775,000  
**No median price available**

## Comparable Properties



**15 Hillier La TOONGABBIE 3856 (REI)**

**Agent Comments**

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**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Rural (All Types)  
**Land Size:** 16187.44 sqm approx



**365 Commonyard Rd NEWRY 3859 (REI)**

**Agent Comments**

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**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 29/01/2025  
**Property Type:** Lifestyle Property (Rur)  
**Land Size:** 80937.20 sqm approx

**23 Wombat Rd VALENCIA CREEK 3860 (VG)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Sale  
**Date:** 11/07/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 10000 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800