

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

187 BROADWAY 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,250

Property type

House

Suburb

Dunolly

Period-from

01 Sep 2024

to

31 Aug 2025

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

24 TWEEDDALE STREET DUNOLLY VIC 3472	\$290,000	04-Mar-25
10 LAWRENCE STREET DUNOLLY VIC 3472	\$275,000	26-Jun-25
92 MAUDE STREET DUNOLLY VIC 3472	\$275,000	25-Mar-24

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: 12 September 2025



24 TWEEDDALE STREET DUNOLLY VIC 3472

Sold Price

\$290,000

Sold Date

04-Mar-25

 2

 1

 3

Distance

0.29km



10 LAWRENCE STREET DUNOLLY VIC 3472

Sold Price

\$275,000

Sold Date

26-Jun-25

 2

 1

 -

Distance

0.51km



92 MAUDE STREET DUNOLLY VIC 3472

Sold Price

Sold Date

25-Mar-24

 2

 1

 1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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