

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

19 ELGIN 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

\$349,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,250

Property type

House

Suburb

Dunolly

Period-from

01 Oct 2024

to

30 Sep 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

3 LAWRENCE STREET DUNOLLY VIC 3472	\$380,000	27-Jun-25
43 TWEEDDALE STREET DUNOLLY VIC 3472	\$375,000	24-Jan-25
50 THOMPSON STREET DUNOLLY VIC 3472	\$320,000	19-Dec-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: 01 October 2025



3 LAWRENCE STREET DUNOLLY VIC 3472

Sold Price

^{RS}
\$380,000

Sold Date

27-Jun-25


4



1



1

Distance

0.27km


43 TWEEDDALE STREET DUNOLLY VIC 3472

Sold Price

\$375,000

Sold Date

24-Jan-25


4



1



1

Distance

1km


50 THOMPSON STREET DUNOLLY VIC 3472

Sold Price

\$320,000

Sold Date

19-Dec-24


3



1



4

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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