

## 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  
25 POLLOCK AVENUE TRARALGON VIC 3844

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price \$475,500      or range between      &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$510,000      Property type House      Suburb Traralgon  
Period-from 01 Nov 2024 to 31 Oct 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
17 GILLIES CRESCENT TRARALGON VIC 3844	\$470,000	15-May-25
3 PHILLIP STREET TRARALGON VIC 3844	\$487,000	04-Jul-25
11 MCMILLAN STREET TRARALGON VIC 3844	\$470,000	21-Nov-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: 07 November 2025

**17 GILLIES CRESCENT TRARALGON** Sold Price  
VIC 3844

3 1 1

**\$470,000** Sold Date **15-May-25**Distance **0.02km****3 PHILLIP STREET TRARALGON** Sold Price  
VIC 3844

3 1 1

Sold Price

**\$487,000** Sold Date **04-Jul-25**Distance **0.18km****11 MCMILLAN STREET TRARALGON** Sold Price  
VIC 3844

3 1 1

**\$470,000** Sold Date **21-Nov-24**Distance **0.37km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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