

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	13 Memorial Drive Tongala, 3621
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### Indicative selling price

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

Single price	\$195,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From		to		Source	NOT PROVIDED

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 28-Jan-2026 at 4:54:01 PM AEDT