

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

15 Narrobuk Street, Coongulla Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$298,000

Median sale price

Median price \$552,000

Property Type House

Suburb Coongulla

Period - From 01/04/2025

to 31/03/2026

Source Property Data

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	31 Justice Pde HEYFIELD 3858	\$285,000	09/12/2025
2	3 Skeels St HEYFIELD 3858	\$280,000	16/09/2025
3	27 Mills St HEYFIELD 3858	\$305,000	04/02/2025

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:

01/04/2026 10:14



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Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$298,000
Median House Price
01/04/2025 - 31/03/2026: \$552,000

Comparable Properties



31 Justice Pde HEYFIELD 3858 (REI/VG)

Agent Comments

 2  1  2

Price: \$285,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 653 sqm approx



3 Skeels St HEYFIELD 3858 (VG)

Agent Comments

 2  -  -

Price: \$280,000
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 767 sqm approx



27 Mills St HEYFIELD 3858 (REI/VG)

Agent Comments

 3  1  1

Price: \$305,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 567 sqm approx

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