

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

22 Gillum Road, Coongulla Vic 3860

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$551,000

Property Type

House

Suburb

Coongulla

Period - From

10/04/2025

to

09/04/2026

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 eighteen 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	33 Weir Rd HEYFIELD 3858	\$340,000	16/02/2026
2	12 Clark St HEYFIELD 3858	\$350,000	04/12/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

10/04/2026 14:11



Property Type: House (Previously Occupied - Detached)
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$359,000

Median House Price
10/04/2025 - 09/04/2026: \$551,000

Comparable Properties



33 Weir Rd HEYFIELD 3858 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 618 sqm approx



12 Clark St HEYFIELD 3858 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 694 sqm approx

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 eighteen months.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800