

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

4/117-119 Princess Road, Corio VIC 3214

Indicative selling price

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

Range between

\$475,000

&

\$495,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Corio

Period - From

01/01/2026

to

30/06/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/31-33 Cranbourne Drive Corio VIC 3214	\$494,000	11/06/2026
3/12-14 Minehan Court Corio VIC 3214	\$480,000	19/06/2026
6/178 Matthews Road Corio VIC 3214	\$475,000	25/05/2026

This Statement of Information was prepared on:

01/07/2026