

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

14 GOODENIA DRIVE BENALLA VIC 3672

Indicative selling price

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

Single Price

\$218,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$207,500

Property type

Land

Suburb

Benalla

Period-from

01 Jun 2025

to

31 May 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 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

28 GOODENIA DRIVE BENALLA VIC 3672	\$210,000	02-Feb-26
34 GOODENIA DRIVE BENALLA VIC 3672	\$207,500	16-Dec-25
31 WOODS DRIVE BENALLA VIC 3672	\$230,000	07-Jul-25

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: 05 June 2026

	28 GOODENIA DRIVE BENALLA VIC 3672  -  -  -	Sold Price	\$210,000	Sold Date	02-Feb-26	Distance	0.15km
	34 GOODENIA DRIVE BENALLA VIC 3672  4  2  -	Sold Price	\$207,500	Sold Date	16-Dec-25	Distance	0.15km
	31 WOODS DRIVE BENALLA VIC 3672  4  2  -	Sold Price	\$230,000	Sold Date	07-Jul-25	Distance	0.43km

RS = Recent sale UN = Undisclosed Sale

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