

STATEMENT OF INFORMATION

82 Gooda Street, TONGALA, VIC 3621



Team
Cardillo

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	82 GOODA STREET TONGALA VIC 3621
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Indicative selling price

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

Single Price		or range between	\$420,000	&	\$462,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$420,000	Property type	House	Suburb	Tongala
Period-from	01 Jan 2025	to	31 Dec 2025	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
13 MORRIS COURT TONGALA VIC 3621	\$440,000	29-Aug-25
7 LAMBERT STREET TONGALA VIC 3621	\$443,000	25-Jul-24
17 HOBBS COURT TONGALA VIC 3621	\$365,000	23-Jul-24

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: 21 January 2026

**13 MORRIS COURT TONGALA VIC
3621**

Sold Price

\$440,000 Sold Date **29-Aug-25**

3



1



2

Distance

0.22km**7 LAMBERT STREET TONGALA VIC
3621**

Sold Price

\$443,000 Sold Date **25-Jul-24**

3



1



2

Distance

0.26km**17 HOBBS COURT TONGALA VIC
3621**

Sold Price

\$365,000 Sold Date **23-Jul-24**

3



1



2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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