

## 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

64 SERENITY DRIVE YARRAWONGA VIC 3730

### Indicative selling price

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

Single Price

\$379,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$229,000

Property type

Land

Suburb

Yarrowonga

Period-from

01 Mar 2025

to

28 Feb 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

76 SERENITY DRIVE YARRAWONGA VIC 3730	\$370,000	20-Jun-25
61 VERMILION DRIVE YARRAWONGA VIC 3730	\$358,000	30-Sep-24
53 PHILLIP HYLAND DRIVE YARRAWONGA VIC 3730	\$400,000	20-Aug-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.~~

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**76 SERENITY DRIVE  
YARRAWONGA VIC 3730**

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Sold Price **\$370,000** Sold Date **20-Jun-25**

Distance **0.11km**



**61 VERMILION DRIVE  
YARRAWONGA VIC 3730**

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Sold Price **\$358,000** Sold Date **30-Sep-24**

Distance **0.2km**



**53 PHILLIP HYLAND DRIVE  
YARRAWONGA VIC 3730**

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Sold Price **\$400,000** Sold Date **20-Aug-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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