

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

10 SEGRAVE STREET CARDIGAN VIC 3352

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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,385,000

Property type

House

Suburb

Cardigan

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

73 WHITES ROAD CARDIGAN VIC 3352	\$1,118,000	04-Jul-25
5 HAVANA STREET CARDIGAN VIC 3352	\$1,130,000	24-Dec-25
16 DIAMOND DRIVE CARDIGAN VILLAGE VIC 3352	\$1,125,000	28-Apr-26

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: 02 June 2026


**73 WHITES ROAD CARDIGAN VIC
3352**

5 2 2

Sold Price

\$1,118,000

Sold Date

04-Jul-25

Distance

2.06km
**5 HAVANA STREET CARDIGAN VIC
3352**

4 2 2

Sold Price

\$1,130,000

Sold Date

24-Dec-25

Distance

0.49km
**16 DIAMOND DRIVE CARDIGAN
VILLAGE VIC 3352**

5 2 4

Sold Price

^{RS}\$1,125,000 ^{UN}

Sold Date

28-Apr-26

Distance

1.14km
**17 HAVANA STREET CARDIGAN
VIC 3352**

4 2 6

Sold Price

\$1,040,000

Sold Date

29-Oct-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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