

## 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	6 LEILA STREET TRARALGON VIC 3844
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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	\$735,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$510,000	Property type	House	Suburb	Traralgon
Period-from	01 Nov 2024	to	31 Oct 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
55 ELLAVALÉ DRIVE TRARALGON EAST VIC 3844	\$735,000	22-May-25
4 MOUNTBATTEN COURT TRARALGON VIC 3844	\$740,000	04-Jul-25
15 WOODHALL CLOSE TRARALGON EAST VIC 3844	\$725,000	21-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.

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**55 ELLAVALA DRIVE TRARALGON** Sold Price  
**EAST VIC 3844**

3 2 2

**\$735,000** Sold Date **22-May-25**

Distance **3.72km**



**4 MOUNTBATTEN COURT**  
**TRARALGON VIC 3844**

4 2 2

Sold Price

**\$740,000** Sold Date **04-Jul-25**

Distance **3.76km**



**15 WOODHALL CLOSE**  
**TRARALGON EAST VIC 3844**

5 3 2

Sold Price

**\$725,000** Sold Date **21-Jul-25**

Distance **4.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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