

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

23 CENTRAL PARK AVENUE TRARALGON VIC 3844

Indicative selling price

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

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Traralgon

Period-from

01 Dec 2024

to

30 Nov 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

3 LEON TERRACE TRARALGON VIC 3844	\$810,000	21-Aug-25
8 FLINDERS PLACE TRARALGON VIC 3844	\$872,000	17-Oct-25
25 BRADMAN BOULEVARD TRARALGON VIC 3844	\$845,000	17-Dec-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: 06 December 2025



3 LEON TERRACE TRARALGON VIC 3844

 4
  2
  3

Sold Price

\$810,000

Sold Date

21-Aug-25

Distance

0.05km


8 FLINDERS PLACE TRARALGON VIC 3844

 4
  2
  2

Sold Price

^{RS} **\$872,000**

Sold Date

17-Oct-25

Distance

0.42km


25 BRADMAN BOULEVARD TRARALGON VIC 3844

 4
  2
  2

Sold Price

\$845,000

Sold Date

17-Dec-24

Distance

1.2km


40 ST GEORGES ROAD TRARALGON VIC 3844

 4
  2
  2

Sold Price

\$880,000

Sold Date

15-Aug-25

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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