

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1098 Murphy Road Koyuga, 3622
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$1,580,000
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Median sale price

Median price	\$637,500	Property Type	LIFESTYLE	Suburb	KOYUGA
Period - From	01-Aug-2025	to	31-Jul-2026	Source	REA

Comparable property sales

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 27-Aug-2026 at 3:40:44 PM AEST