

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

8 WILLOW COURT KORUMBURRA VIC 3950

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Korumburra

Period-from

01 Apr 2025

to

31 Mar 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

47 HILLCREST WAY KORUMBURRA VIC 3950	\$1,220,000	20-Aug-25
52 KARDELLA ROAD KORUMBURRA VIC 3950	\$1,280,000	10-Oct-25
7 CAHILLS OUTLET ROAD KARDELLA SOUTH VIC 3950	\$1,300,000	12-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.~~

This Statement of Information was prepared on: 28 April 2026

AREASPECIALIST

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47 HILLCREST WAY KORUMBURRA VIC 3950 Sold Price **\$1,220,000** Sold Date **20-Aug-25**

 3  2  6

Distance **1.67km**



52 KARDELLA ROAD KORUMBURRA VIC 3950 Sold Price **\$1,280,000** Sold Date **10-Oct-25**

 1  2  5

Distance **2.48km**



7 CAHILLS OUTLET ROAD KARDELLA SOUTH VIC 3950 Sold Price **\$1,300,000** Sold Date **12-Aug-25**

 4  3  4

Distance **6.7km**

RS = Recent sale

UN = Undisclosed Sale

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