

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

32 LYNDHURST STREET NORTH WONTHAGGI VIC 3995

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

\$499,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

House

Suburb

North Wonthaggi

Period-from

01 Jul 2025

to

30 Jun 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

26B KIRRAK STREET NORTH WONTHAGGI VIC 3995	\$497,500	31-Jul-25
14A GRIFFITHS STREET NORTH WONTHAGGI VIC 3995	\$495,000	06-Feb-26
22 PARKES STREET NORTH WONTHAGGI VIC 3995	\$495,000	26-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: 06 July 2026



26B KIRRAK STREET NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price

\$497,500

Sold Date

31-Jul-25

Distance

0.19km



14A GRIFFITHS STREET NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price

^{RS} **\$495,000**

Sold Date

06-Feb-26

Distance

0.32km



22 PARKES STREET NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price

\$495,000

Sold Date

26-Aug-25

Distance

0.39km



136 WENTWORTH ROAD NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price

\$499,000

Sold Date

23-Mar-26

Distance

0.51km



25 TOORAK STREET NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price

^{RS} **\$515,000**

Sold Date

02-Jul-26

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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