

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

17 BRYDEN DRIVE 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

House

Suburb

North Wonthaggi

Period-from

01 Jun 2025

to

31 May 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

18 PEAR TREE CLOSE NORTH WONTHAGGI VIC 3995	\$715,000	18-Mar-26
29 VICARS AVENUE NORTH WONTHAGGI VIC 3995	\$640,000	31-Mar-26
8 CANARY WAY NORTH WONTHAGGI VIC 3995	\$695,000	14-Nov-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: 13 June 2026


**18 PEAR TREE CLOSE NORTH
WONTHAGGI VIC 3995**
 4  2  2

Sold Price

\$715,000

Sold Date

18-Mar-26

Distance

0.44km

**29 VICARS AVENUE NORTH
WONTHAGGI VIC 3995**
 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

31-Mar-26

Distance

0.57km

**8 CANARY WAY NORTH
WONTHAGGI VIC 3995**
 3  2  3

Sold Price

\$695,000

Sold Date

14-Nov-25

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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