

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	10 Tussock Way, North Wonthaggi, Vic 3995
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Indicative selling price

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

range between	\$660,000	&	\$690,000
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Median sale price

Median price	\$607,500	Property type	House	Suburb	North Wonthaggi
Period - From	01/11/2025	to	31/01/2026	Source	 PropTrack

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 eighteen 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 Miners Drive, Wonthaggi, VIC 3995	\$689,300	13/02/2026
6 Lamp Road, North Wonthaggi, VIC 3995	\$680,000	20/01/2026
50 Griffiths Street, North Wonthaggi, VIC 3995	\$686,000	14/01/2026

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 eighteen months.

This Statement of Information was prepared on: 18/02/2026