

# 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 Seam Street, North Wonthaggi, Vic 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$850,000

& \$870,000

### Median sale price

Median price \$590,000 Property type House Suburb North Wonthaggi

Period - From 01/01/2025 to 31/12/2025 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
20 McMahon Way, North Wonthaggi, VIC 3995	\$760,000	22/01/2026
10 Timbertop Boulevard, Wonthaggi, VIC 3995	\$825,000	14/08/2025
51 McGibbonys Road, Wonthaggi, VIC 3995	\$815,000	12/07/2025

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: 27/01/2026