

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

56 GLENBOURN DRIVE TAWONGA SOUTH VIC 3698

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Tawonga South

Period-from

01 Aug 2024

to

31 Jul 2025

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

18B BUCKLAND STREET TAWONGA SOUTH VIC 3698	\$1,280,000	21-Feb-25
23 CHARLES STREET TAWONGA VIC 3697	\$1,100,000	01-Jul-24
24 HIGHLAND COURT TAWONGA SOUTH VIC 3698	-	30-Jun-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 August 2025


**18B BUCKLAND STREET
TAWONGA SOUTH VIC 3698**
 3  2  2

 Sold Price **\$1,280,000** Sold Date **21-Feb-25**

 Distance **2.48km**

**23 CHARLES STREET TAWONGA
VIC 3697**
 4  2  4

 Sold Price **\$1,100,000** Sold Date **01-Jul-24**

 Distance **7.02km**

**24 HIGHLAND COURT TAWONGA
SOUTH VIC 3698**
 5  2  2

Sold Price

^{RS} ^{UN}
-

 Sold Date **30-Jun-25**

 Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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