

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

309 SIMMONDS CREEK ROAD 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

\$900,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

42 SIMMONDS CREEK ROAD TAWONGA SOUTH VIC 3698	\$900,000	02-May-25
50 SUMMIT VIEW ROAD TAWONGA SOUTH VIC 3698	\$875,000	22-Dec-25
1 CHAMBERLAIN COURT TAWONGA SOUTH VIC 3698	\$970,000	05-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: 30 January 2026

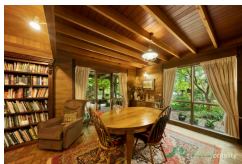

**42 SIMMONDS CREEK ROAD
TAWONGA SOUTH VIC 3698**
 3  1  1

 Sold Price **\$900,000** Sold Date **02-May-25**

 Distance **1.82km**

**50 SUMMIT VIEW ROAD
TAWONGA SOUTH VIC 3698**
 -  -  -

 Sold Price **\$875,000** Sold Date **22-Dec-25**

 Distance **0.45km**

**1 CHAMBERLAIN COURT
TAWONGA SOUTH VIC 3698**
 4  2  2

 Sold Price **\$970,000** Sold Date **05-Jun-25**

 Distance **4.24km**

RS = Recent sale

UN = Undisclosed Sale

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