

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

13/21 MCKENZIE STREET 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Wonthaggi

Period-from

01 Jul 2025

to

30 Jun 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

5/32 GRAHAM STREET WONTHAGGI VIC 3995	\$447,000	30-Oct-25
1A STRICKLAND STREET WONTHAGGI VIC 3995	\$432,500	23-Feb-26
2/23 BROOME CRESCENT WONTHAGGI VIC 3995	\$459,000	03-Jun-26

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: 07 July 2026

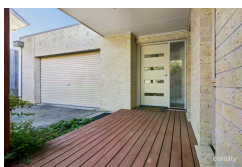

**5/32 GRAHAM STREET
WONTHAGGI VIC 3995**
 2  1  1

Sold Price **\$447,000** Sold Date **30-Oct-25**

Distance **0.43km**

**1A STRICKLAND STREET
WONTHAGGI VIC 3995**
 2  1  1

Sold Price **\$432,500** Sold Date **23-Feb-26**

Distance **0.73km**

**2/23 BROOME CRESCENT
WONTHAGGI VIC 3995**
 2  1  1

Sold Price ^{RS} **\$459,000** Sold Date **03-Jun-26**

Distance **0.24km**
RS = Recent sale

UN = Undisclosed Sale

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