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 or locality and postcode	255 Toongabbie-cowwarr Road, Toongabbie Vic 3856

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $705,000 Property Type House Suburb Toongabbie

Period - From 09/03/2025 to 08/03/2026 Source Property Data

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
1	50 Hilsley Ct TOONGABBIE 3856	$830,000	25/02/2025
2	15 Stringer Rd TOONGABBIE 3856	$880,000	15/05/2025
3	61 Nicholsons Rd TOONGABBIE 3856	$940,000	30/09/2025

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 18 months.~~

This Statement of Information was prepared on: 09/03/2026 16:37

255 Toongabbie-cowwarr Road, Toongabbie Vic 3856

Eva Davis
03 8802 4418
0401 579 383
eva@ewre.net.au

3 3 3

Property Type: Hobby Farm < 20 ha
Land Size: 13530 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $900,000
Median House Price
09/03/2025 - 08/03/2026: $705,000

Comparable Properties

50 Hilsley Ct TOONGABBIE 3856 (REI/VG)

5 2 3

Price: $830,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 40468.60 sqm approx

Agent Comments

15 Stringer Rd TOONGABBIE 3856 (REI/VG)

4 3 8

Price: $880,000
Method: Private Sale
Date: 15/05/2025
Property Type: House
Land Size: 1013 sqm approx

Agent Comments

61 Nicholsons Rd TOONGABBIE 3856 (REI/VG)

5 2 4

Price: $940,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 27800 sqm approx

Agent Comments

Account - EWRE | P: 0388024418

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