

Details

LOCAL GOVERNMENT (COUNCIL)  
Towong

ORIENTATION  
West

COUNCIL PROPERTY NUMBER  
119400

FRONTAGE  
12.62m Approx

LAND SIZE  
646m² Approx

ZONES  
GRZ - General Residential Zone - Schedule 1

OVERLAYS  
N/A

Parcels

LOT/PLAN  
Lot 81 LP57776

PropTrack Property Data

HOUSE  
3 1 1

Property Sales Data

| SALE HISTORY | CONTRACT DATE | SETTLEMENT DATE |
|--------------|---------------|-----------------|
| \$110,000    | 28/04/2009    | 14/05/2009      |
| \$82,000     | 14/09/2006    | 10/11/2006      |
| \$70,000     | 05/09/2001    | 31/01/2002      |
| \$27,250     | 08/02/1984    | 29/03/1984      |
| \$12,648     | 18/12/1976    | N/A             |

State Electorates

LEGISLATIVE COUNCIL  
Northern Victoria Region

LEGISLATIVE ASSEMBLY  
Benambra District

Schools

ZONED SCHOOLS  
Combined: Corryong College (974 m)

CLOSEST SPECIALIST SCHOOLS  
Snowy Valleys School (103074 m)

CLOSEST PRIVATE SCHOOLS  
Sacred Heart School (420 m)  
All Saints Primary School (47247 m)  
St Mary's Primary School (77932 m)

Burglary Statistics

POSTCODE AVERAGE  
1 in 168 Homes

STATE AVERAGE  
1 in 76 Homes

COUNCIL AVERAGE  
1 in 215 Homes

Council Information - Towong

PHONE  
03 6071 5100 (Towong)

EMAIL  
info@towong.vic.gov.au

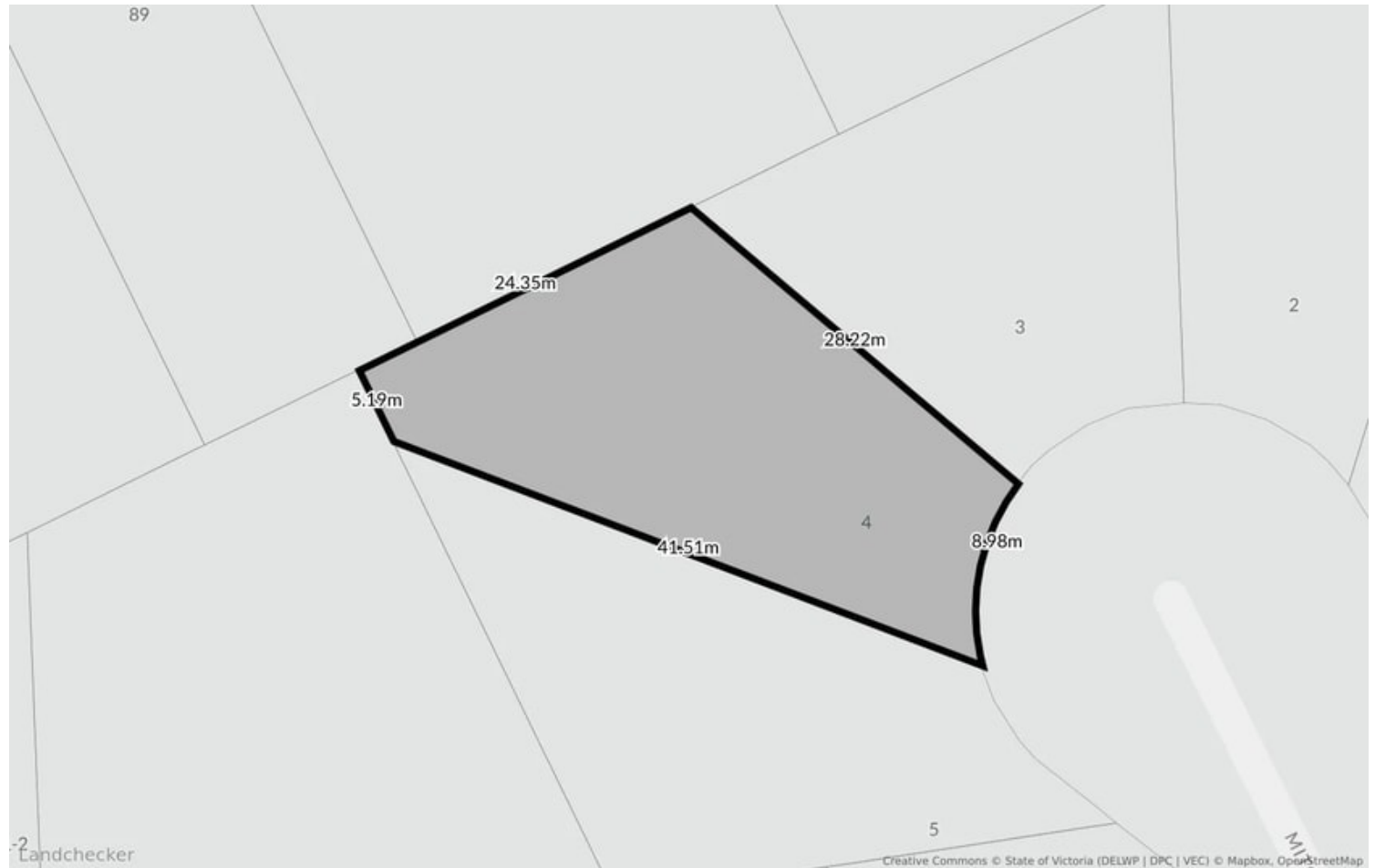
WEBSITE  
<http://www.towong.vic.gov.au/>





# SITE DIMENSIONS

4 Mitchell Court, Corryong Vic 3707



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

4 Mitchell Court, Corryong Vic 3707

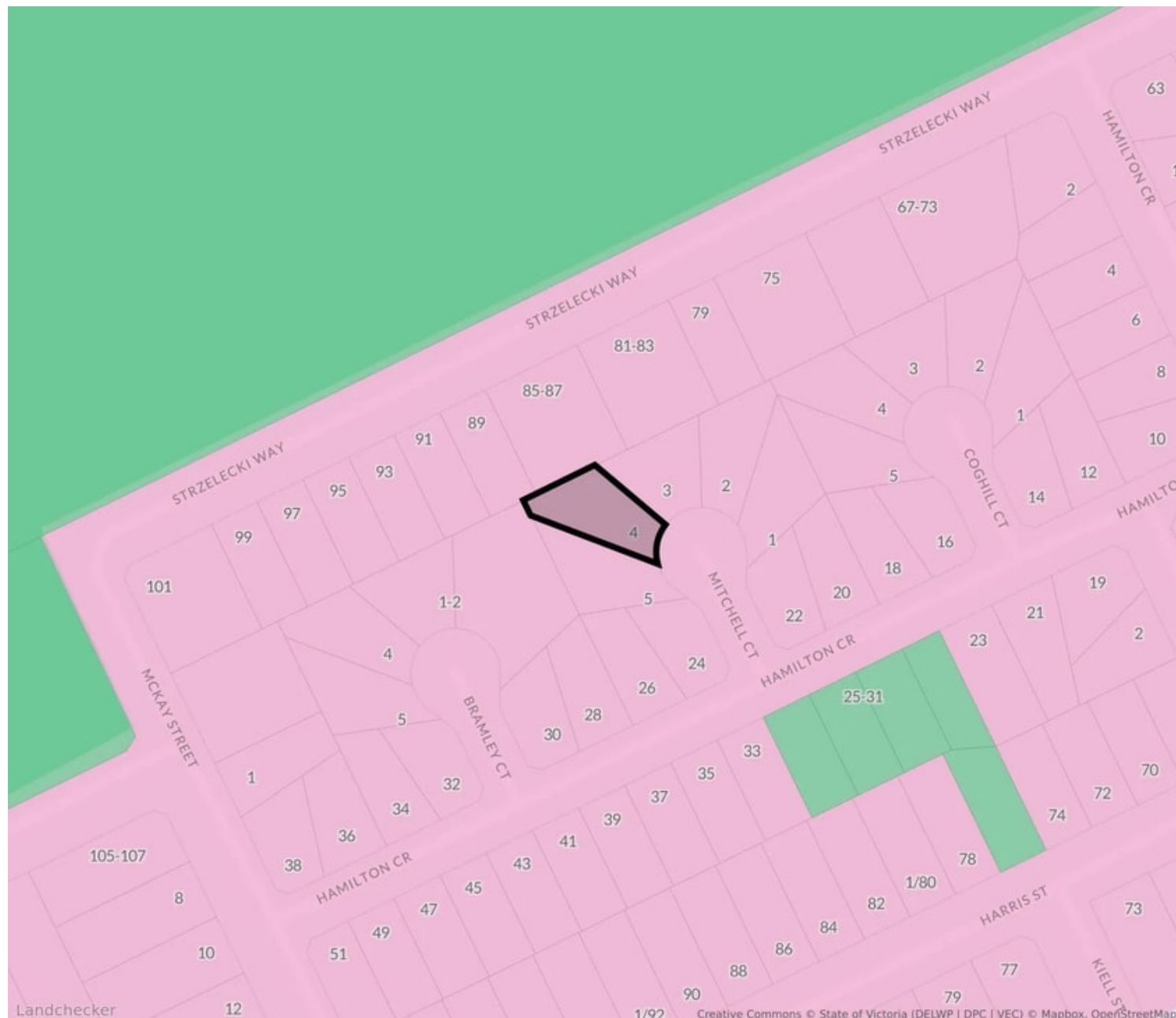
| Status   | Code  | Date       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------|-------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED | VC306 | 14/10/2026 | Amendment VC306 makes changes to the Victoria Planning Provisions and all planning schemes to better facilitate the development of small second dwellings and movable units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| APPROVED | VC310 | 08/10/2026 | Amendment VC310 makes changes to the Bass Coast planning scheme to give effect to the Bass Coast Statement of Planning Policy (Bass Coast SPP) and amends the Victoria Planning Provisions and all planning schemes to include the Bass Coast SPP as a policy document. The amendment also introduces and updates Significant Landscape Overlays (SLOs) in the Bass Coast, Greater Geelong, Queenscliffe and Surf Coast planning schemes in areas of state and regional landscape significance that are identified in the Bass Coast SPP, the Bellarine Peninsula Statement of Planning Policy and the Surf Coast Statement of Planning Policy. |
| APPROVED | VC323 | 01/10/2026 | Amend clause 59.05 (Building and works in an overlay) to enable a VicSmart application for land within an EMO to be accompanied by the information specified in the EMO, including information specified in a schedule to the EMO.                                                                                                                                                                                                                                                                                                                                                                                                              |
| APPROVED | VC315 | 23/09/2026 | Amendment VC315 makes changes to the Victoria Planning Provisions and all planning schemes to introduce a series of refinements to the residential development requirements at Clauses 54, 55 and 57 to improve clarity, consistency and environmental performance across the residential codes. The amendment also makes changes to Clause 52.37 (Canopy trees) to improve the operation of the provision.                                                                                                                                                                                                                                     |
| APPROVED | VC313 | 17/09/2026 | Amendment VC313 updates the Victoria Planning Provisions and all planning schemes by amending clause 14.03-1S (Resource exploration and extraction) to strengthen support for extractive industry within areas such as Strategic Extractive Resource Areas and Extractive Industry Interest Areas.                                                                                                                                                                                                                                                                                                                                              |
| APPROVED | VC312 | 10/09/2026 | Corrections and updates to the Victoria Planning Provisions and planning schemes to ensure they are current and accurate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| APPROVED | VC311 | 09/09/2026 | Amendment VC311 amends clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms. The amendment also makes consequential changes to clause 52.06.                                                                                                                                                                                                                                                                                                                                                                                      |
| APPROVED | VC304 | 26/08/2026 | Extends the expiry date of the Dependent Persons Unit temporary provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| APPROVED | VC278 | 26/08/2026 | Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birraring) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment                                                                                                                                                                                                                                                                                                                                                           |

| Status   | Code  | Date       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|-------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |       |            | also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.                                                                                                                                                                                                                                                                                            |
| APPROVED | VC309 | 14/08/2026 | The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.                                                                                                                                                                                                                                                                                           |
| APPROVED | VC307 | 13/08/2026 | The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process. |
| APPROVED | VC232 | 13/08/2026 | The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.                                                                                                                                                                       |
| APPROVED | VC308 | 13/08/2026 | Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.                                                                                                                                      |
| APPROVED | VC248 | 13/08/2026 | The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.                                                  |
| APPROVED | VC300 | 30/07/2026 | Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.                                                                                                                                                                                                                |

# PROPOSED PLANNING SCHEME AMENDMENTS

4 Mitchell Court, Corryong Vic 3707

No proposed planning scheme amendments for this property



## GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### VPP 32.08 General Residential Zone

None specified.

### LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact TOWONG council on 03 6071 5100.

### Other nearby planning zones

C1Z - Commercial 1 Zone

PPRZ - Public Park And Recreation Zone



There are no overlays for this property



There are no overlays in the vicinity



## Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact TOWONG council on 03 6071 5100.



| Source Authority                                           | Status     | Type  | Last Updated |
|------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>FO  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>FO1 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>FO2 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>FO3 | Unaffected | State | 28/09/2026   |

| Source Authority                                             | Status     | Type  | Last Updated |
|--------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>LSIO  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>LSIO1 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>LSIO2 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>LSIO3 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>LSIO4 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>RFO   | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>SBO   | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>SBO1  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>SBO2  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>SBO3  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>SBO4  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>UFZ   | Unaffected | State | 28/09/2026   |



**Bushfire Prone Area**

This property is not within a zone classified as a bushfire prone area.  
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

| Source Authority                                            | Status     | Type  | Last Updated |
|-------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>BMO  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>BMO1 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>BMO2 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>BMO3 | Unaffected | State | 28/09/2026   |

| Source Authority                                           | Status     | Type  | Last Updated |
|------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>BPA | Unaffected | State | 28/09/2026   |



**Landslide Prone Area**

This property is not within a zone classified as a landslide prone area.  
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

| Source Authority                                            | Status     | Type  | Last Updated |
|-------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>EMO  | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO1 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO2 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO3 | Unaffected | State | 28/09/2026   |

| Source Authority                                            | Status     | Type  | Last Updated |
|-------------------------------------------------------------|------------|-------|--------------|
| Department of Environment, Land, Water and Planning<br>EMO4 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO5 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO6 | Unaffected | State | 28/09/2026   |
| Department of Environment, Land, Water and Planning<br>EMO7 | Unaffected | State | 28/09/2026   |

# PROPTACK COMPARABLE SALES

4 Mitchell Court, Corryong Vic 3707



## 26 HAMILTON CRES CORRYONG VIC 3707

3 bedrooms, 1 bathroom, 1 car

LAND AREA 555m<sup>2</sup>  
TYPE House  
LAST SALE \$275,000 (14/08/2026)  
ZONE GRZ



## 87 HARRIS ST CORRYONG VIC 3707

3 bedrooms, 1 bathroom, 1 car

LAND AREA 1,000m<sup>2</sup>  
TYPE House  
LAST SALE \$315,000 (06/05/2026)  
ZONE GRZ



## 89 HARRIS ST CORRYONG VIC 3707

2 bedrooms, 1 bathroom, 1 car

LAND AREA 1,000m<sup>2</sup>  
TYPE House  
LAST SALE \$340,000 (06/05/2026)  
ZONE GRZ



## 101 HANSON ST CORRYONG VIC 3707

3 bedrooms, 1 bathroom, 4 cars

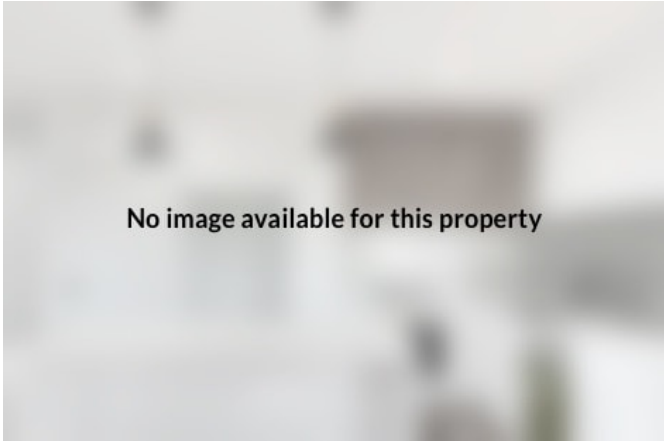
LAND AREA 1,086m<sup>2</sup>  
TYPE House  
LAST SALE \$345,000 (11/05/2026)  
ZONE GRZ



58 HANSON ST CORRYONG VIC 3707

1 1 -

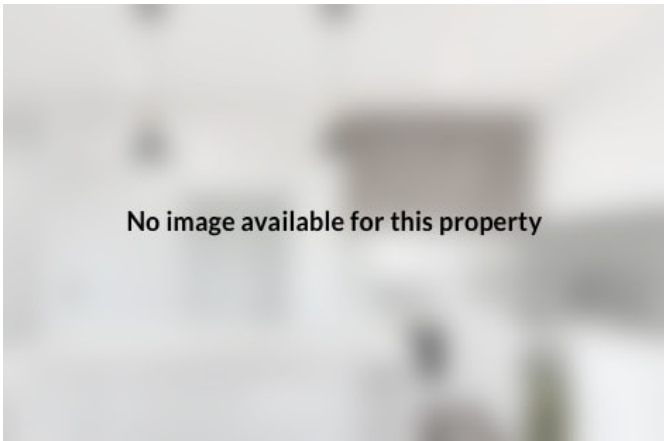
LAND AREA 151m<sup>2</sup>  
TYPE House  
LAST SALE \$175,000 (03/09/2026)  
ZONE C1Z



39 HANSON ST CORRYONG VIC 3707

- - -

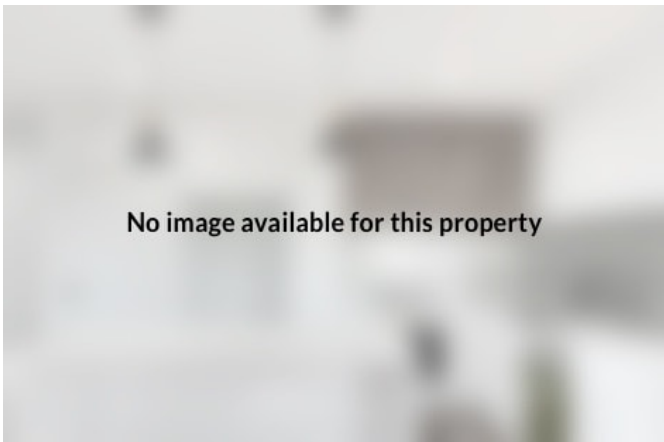
LAND AREA 500m<sup>2</sup>  
TYPE House  
LAST SALE \$270,000 (29/04/2026)  
ZONE C1Z



1 BRYANT ST CORRYONG VIC 3707

- - -

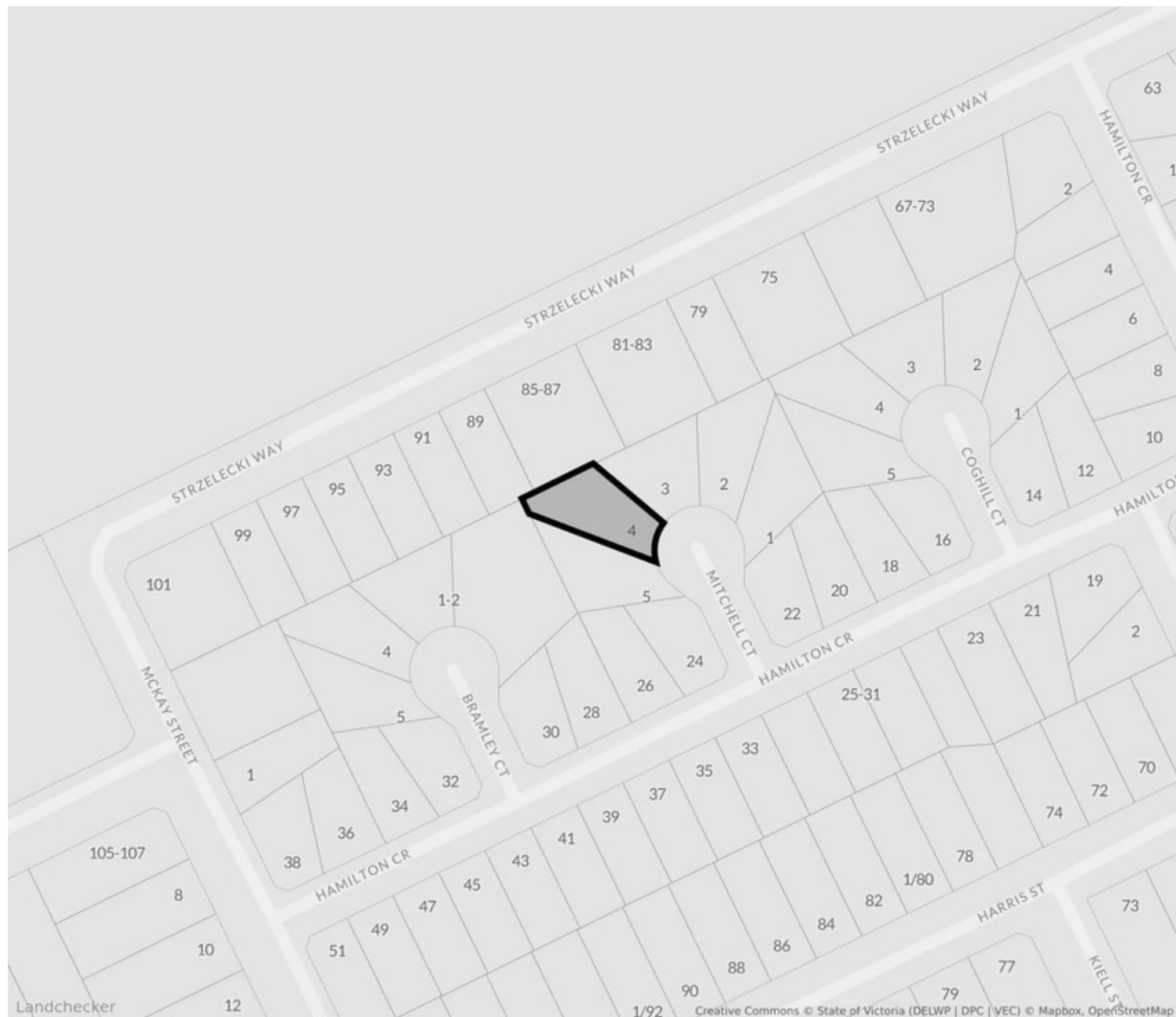
LAND AREA 900m<sup>2</sup>  
TYPE House  
LAST SALE \$85,000 (10/06/2026)  
ZONE GRZ



137 HANSON ST CORRYONG VIC 3707

3 2 2

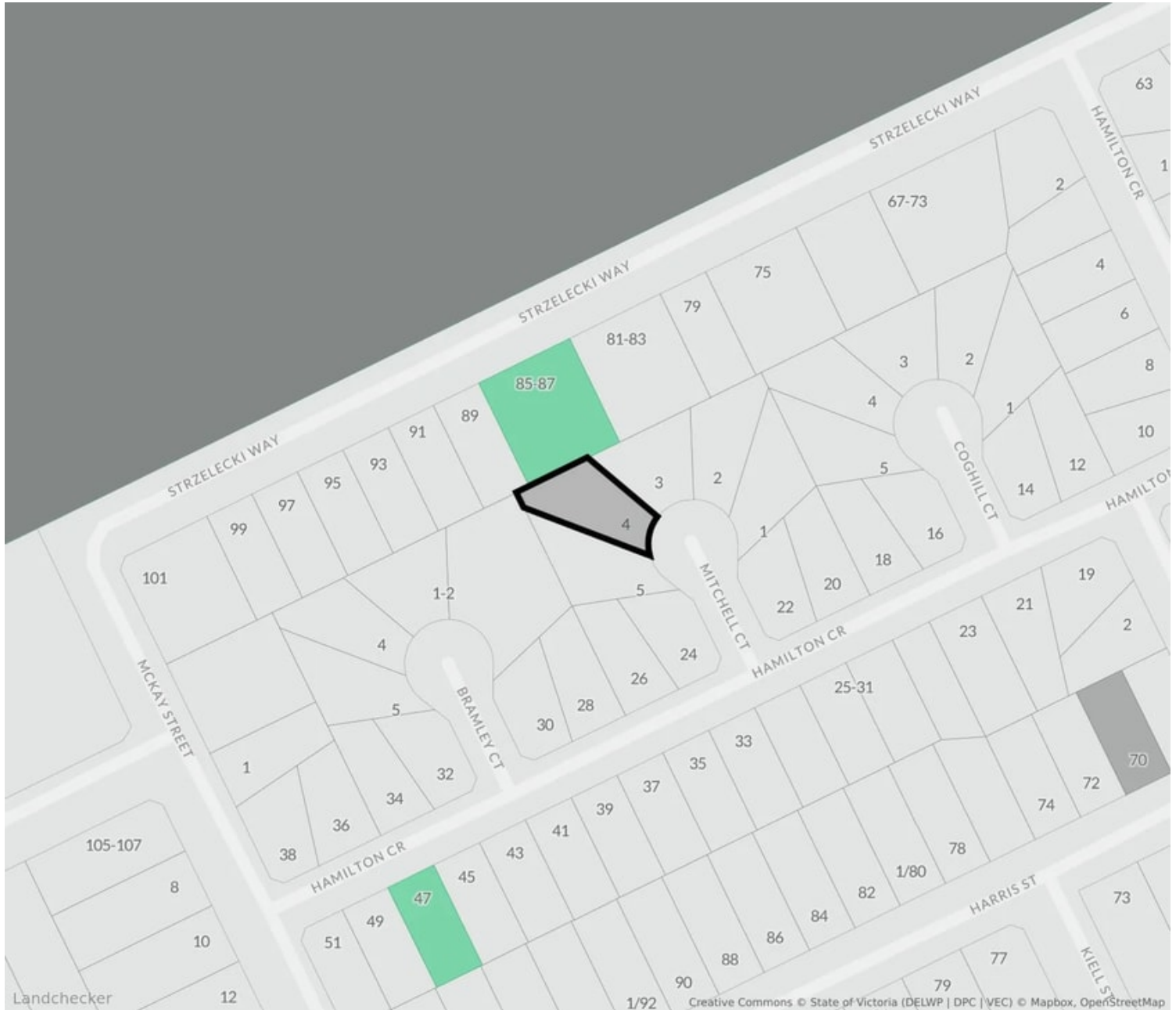
LAND AREA 1,000m<sup>2</sup>  
TYPE House  
LAST SALE \$120,000 (26/05/2026)  
ZONE GRZ



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

4 Mitchell Court, Corryong Vic 3707



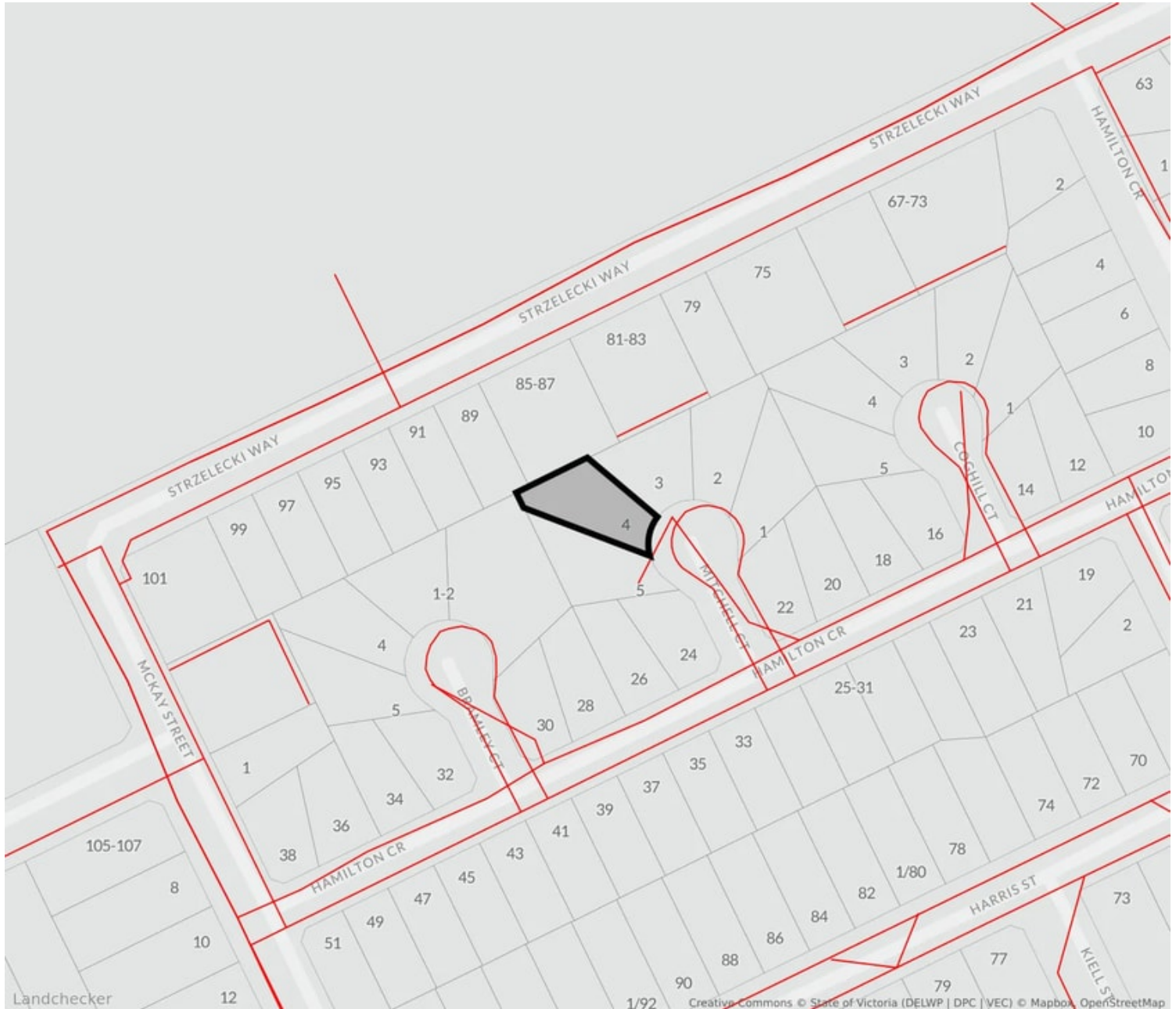
| Status                               | Code       | Address                         | Description                                                        |
|--------------------------------------|------------|---------------------------------|--------------------------------------------------------------------|
| APPROVED<br>22/06/2009<br>(received) | 2009/051   | <u>Strzelecki Way, Corryong</u> | Liquor license.                                                    |
| APPROVED<br>22/08/2014<br>(received) | 2012/027.2 | <u>Strzelecki Way, Corryong</u> | Extension to existing building or structure (other than dwelling). |
| APPROVED<br>03/12/2012<br>(received) | 2012/091   | <u>Strzelecki Way, Corryong</u> | One or more new buildings.                                         |
| APPROVED<br>03/01/2013<br>(received) | 2013/001   | <u>Strzelecki Way, Corryong</u> | One or more new buildings.                                         |
| OTHER<br>26/06/2014<br>(received)    | 2014/031   | <u>Strzelecki Way, Corryong</u> | -                                                                  |

| Status                               | Code           | Address                               | Description                                                           |
|--------------------------------------|----------------|---------------------------------------|-----------------------------------------------------------------------|
| APPROVED<br>23/03/2015<br>(received) | 2015/022       | <u>Strzelecki Way, Corryong</u>       | Extension to existing building or structure (other than dwelling).    |
| APPROVED<br>30/10/2015<br>(received) | 2015/075       | <u>Strzelecki Way, Corryong</u>       | One or more new buildings.                                            |
| APPROVED<br>24/05/2016<br>(received) | 2016/249/DWELL | <u>85-87 Strzelecki Way, Corryong</u> | DWELLING & ATTACHED GARAGE                                            |
| APPROVED<br>25/10/2018<br>(received) | 2018/063       | <u>Strzelecki Way, Corryong</u>       | One or more new buildings.                                            |
| APPROVED<br>09/10/2020<br>(received) | 2020/108       | <u>Strzelecki Way, Corryong</u>       | Other buildings and works (including septic tanks, dams, earthworks). |
| APPROVED<br>03/11/2022<br>(received) | 2022/103       | <u>Strzelecki Way, Corryong</u>       | One or more new buildings.                                            |
| OTHER<br>13/01/2023<br>(received)    | 2023/004       | <u>Strzelecki Way, Corryong</u>       | -                                                                     |
| OTHER<br>18/01/2023<br>(received)    | 2023/006       | <u>Strzelecki Way, Corryong</u>       | -                                                                     |
| OTHER<br>22/05/2024<br>(received)    | 2023/076.1     | <u>2 Strzelecki Way, Corryong</u>     | -                                                                     |
| APPROVED<br>27/02/2024<br>(received) | 2024/016       | <u>16 Donaldson Street, Corryong</u>  | One or more new buildings.                                            |
| APPROVED<br>25/07/2024<br>(received) | 2024/040       | <u>Strzelecki Way, Corryong</u>       | Extension to existing building or structure (other than dwelling).    |
| OTHER<br>21/04/1997<br>(received)    | 97/030         | <u>70 Harris St, Corryong</u>         | -                                                                     |
| APPROVED<br>28/11/2024<br>(received) | PA240063       | <u>16 Donaldson Street, Corryong</u>  | Construction of a shed                                                |
| APPROVED<br>30/04/2025<br>(received) | PA250025       | <u>47 Hamilton Crescent, Corryong</u> | Construction of two single storey dwellings                           |

For confirmation and detailed advice about this planning permits, please contact TOWONG council on 03 6071 5100.



No easements for this property



## Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



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