

## 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 DAVEY DRIVE TRAFALGAR VIC 3824

### Indicative selling price

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

Single Price	\$715,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$600,000	Property type	House	Suburb	Trafalgar
Period-from	01 Jan 2025	to	31 Dec 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
77 DAVEY DRIVE TRAFALGAR VIC 3824	\$700,000	14-Jun-25
22 DAVEY DRIVE TRAFALGAR VIC 3824	\$720,000	04-Aug-25
76 MURRAY STREET TRAFALGAR VIC 3824	\$715,000	24-Sep-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.

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Strzelecki Realty

Tanya Megaw

P 0356332858

M 0477012710

E tanya@strzeleckirealty.com.au



**77 DAVEY DRIVE TRAFALGAR VIC 3824** Sold Price

**\$700,000** Sold Date **14-Jun-25**

4 2 2

Distance **0.25km**



**22 DAVEY DRIVE TRAFALGAR VIC 3824** Sold Price

**\$720,000** Sold Date **04-Aug-25**

3 2 2

Distance **0.35km**



**76 MURRAY STREET TRAFALGAR VIC 3824** Sold Price

**\$715,000** Sold Date **24-Sep-25**

3 2 2

Distance **0.43km**

**RS** = Recent sale **UN** = Undisclosed Sale

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