

STATEMENT OF INFORMATION



4 Seacres Close, Wadalba

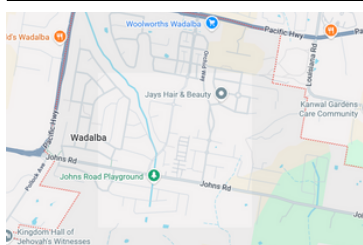
4 2 2

Land Size: 689sqm

Indicative Selling Price
Price Range: Guide \$1,070,000

Provided by: Adrian Culpin, McGrath Central Coast, Lake Macquarie, Hunter Valley & Newcastle

MEDIAN SALE PRICE



Wadalba, NSW, 2259

Suburb Median Sale Price (House)

\$912,500

November 2024 - October 2025

Provided by:

COMPARABLE PROPERTIES RECENTLY SOLD



4 Ninox Close, Wadalba,

4 2 2

Land Size: 718sqm

Sale Price

\$1,130,000

Sale Date: 07/11/2025

Distance from Property: 2km



7 Verbena Avenue, Hamlyn Terrace,

4 2 2

Land Size: 508sqm

Sale Price

\$1,130,000

Sale Date: 28/10/2025

Distance from Property: 4.2km



38 Irving Court, Hamlyn Terrace,

4 2 2

Land Size: 543sqm

Sale Price

\$1,100,000

Sale Date: 16/10/2025

Distance from Property: 5km

Disclaimer: This information has been prepared to assist you assess this property's value range. We compiled this list with best endeavors from sources we deem reliable however you should rely on your own enquires to verify the accuracy of the information.