

STATEMENT OF INFORMATION



45 Mebbin Cct, Woongarrah



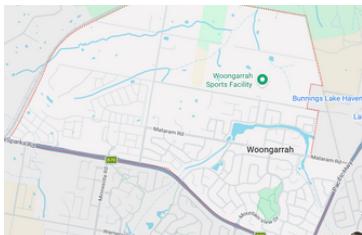
Land Size: 486sqm

Indicative Selling Price

Price Range: Guide \$1,050,000

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

MEDIAN SALE PRICE



Woongarrah, NSW, 2259

Suburb Median Sale Price (House)

\$975,000

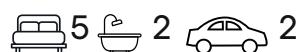
February 2025 - January 2026

Provided by:

COMPARABLE PROPERTIES RECENTLY SOLD



2 Primula Close, Woongarrah



Land Size: 695sqm

Sale Price

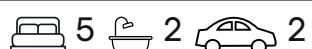
\$1,100,000

Sale Date: 16/12/2025

Distance from Property: 1.4km



178 Mataram Road, Woongarrah



Land Size: 650sqm

Sale Price

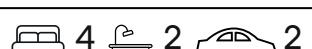
\$1,160,000

Sale Date: 21/01/2026

Distance from Property: 2.3m



58 Stan Johnson Dr, Hamlyn Terrace



Land Size: 667sqm

Sale Price

\$1,120,000

Sale Date: 21/11/2025

Distance from Property: 2.3km

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 enquiries to verify the accuracy of the information.