

## STATEMENT OF INFORMATION



7 Menzies Court, Woongarrah  
Indicative Selling Price



Land Size: 250sqm

Price Range: Guide \$790,000

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

## MEDIAN SALE PRICE



Woongarrah, NSW, 2259

Suburb Median Sale Price (House)

\$950,000

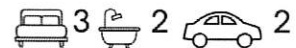
September 2024 - August 2025

Provided by:

## COMPARABLE PROPERTIES RECENTLY SOLD



13 Oakmont Place, Woongarrah



Land Size: 300sqm

Sale Price

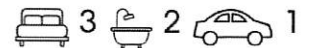
\$785,000

Sale Date: 26/05/2025

Distance from Property: 1.6km



2 Cedarwood Road, Hamlyn Terrace



Land Size: 446sqm

Sale Price

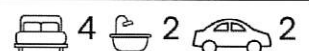
\$819,000

Sale Date: 24/08/2025

Distance from Property: 3.5km



19 Wilton Grove, Woongarrah



Land Size: 313sqm

Sale Price

\$838,000

Sale Date: 02/08/2025

Distance from Property: 150m

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.