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

1 URI PARK COURT STAWELL VIC 3380

Indicative selling price

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

Single Price or range between \$825,000 & \$895,000	Single Price			\$825,000	&	\$895,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$337,500	Prop	erty type	Farm		Suburb	Stawell
Period-from	01 Nov 2024	to	31 Oct 2	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
40 BROWN STREET STAWELL VIC 3380	\$800,000	24-Oct-25
12 GERTRUDE STREET STAWELL VIC 3380	\$850,000	30-Jun-25
3192 WESTERN HIGHWAY STAWELL VIC 3380	\$1,100,000	16-Oct-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.

This Statement of Information was prepared on: 12 November 2025





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40 BROWN STREET STAWELL VIC Sold Price 3380

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₾ 2

aaa 2

Distance

2.18km



12 GERTRUDE STREET STAWELL **VIC 3380**

Sold Price

\$850,000 Sold Date 30-Jun-25

Distance

3.61km

3192 WESTERN HIGHWAY STAWELL VIC 3380

= 4

₽ 2

Sold Price

*\$1,100,000 Sold Date 16-Oct-25

Distance

4.15km

RS = Recent sale

UN = Undisclosed Sale

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