

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

109 SCHOEFFEL DRIVE ECHUCA VIC 3564

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,500

Property type

Farm

Suburb

Echuca

Period-from

01 Dec 2024

to

30 Nov 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

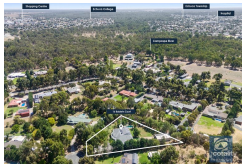
Date of sale

16 BALDWIN COURT ECHUCA VIC 3564	\$1,190,000	14-May-25
63 SCHOEFFEL DRIVE ECHUCA VIC 3564	\$1,225,000	21-May-25
70 SCHOEFFEL DRIVE ECHUCA VIC 3564	\$1,285,000	01-Feb-01

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: 04 December 2025



16 BALDWIN COURT ECHUCA VIC 3564

Sold Price

\$1,190,000

Sold Date

14-May-25

 4  2  6

Distance

0.35km



63 SCHOEFFEL DRIVE ECHUCA VIC 3564

Sold Price

\$1,225,000

Sold Date

21-May-25

 5  3  5

Distance

0.44km



70 SCHOEFFEL DRIVE ECHUCA VIC 3564

Sold Price

\$1,285,000

Sold Date

01-Feb-01

 4  2  4

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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