

## 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  
11 QUEEN STREET SOUTH ARARAT VIC 3377

### Indicative selling price

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

Single Price \$350,000      or range between \_\_\_\_\_ & \_\_\_\_\_

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$380,000      Property type House      Suburb Ararat  
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
9 QUEEN STREET SOUTH ARARAT VIC 3377	\$360,000	10-Sep-25
23 FLATTELY STREET ARARAT VIC 3377	\$330,000	14-Oct-25
50 VINCENT STREET ARARAT VIC 3377	\$387,000	05-Sep-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.

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**9 QUEEN STREET SOUTH ARARAT** Sold Price  
**VIC 3377**

3 1 2

**\$360,000** Sold Date **10-Sep-25**

Distance **0.02km**



**23 FLATTELY STREET ARARAT VIC** Sold Price  
**3377**

3 1 -

**\$330,000** Sold Date **14-Oct-25**

Distance **0.56km**



**50 VINCENT STREET ARARAT VIC** Sold Price  
**3377**

3 1 1

**\$387,000** Sold Date **05-Sep-25**

Distance **0.8km**

**RS** = Recent sale **UN** = Undisclosed Sale

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