

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

12 ILLAWARRA 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,500

Property type

House

Suburb

Echuca

Period-from

01 Nov 2024

to

31 Oct 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

2 LACHLAN CRESCENT ECHUCA VIC 3564	\$575,000	04-Jun-25
1 EDWARDS COURT ECHUCA VIC 3564	\$520,000	30-Jan-25
4 ROB ROY COURT ECHUCA VIC 3564	\$550,000	11-Dec-24

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: 10 November 2025



2 LACHLAN CRESCENT ECHUCA VIC 3564

 3  2  2

Sold Price

\$575,000

Sold Date

04-Jun-25

Distance

0.65km



1 EDWARDS COURT ECHUCA VIC 3564

 3  2  3

Sold Price

\$520,000

Sold Date

30-Jan-25

Distance

0.66km



4 ROB ROY COURT ECHUCA VIC 3564

 3  2  2

Sold Price

\$550,000

Sold Date

11-Dec-24

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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