

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

16 MCDONALD STREET MURTOA VIC 3390

Indicative selling price

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

Single Price

\$167,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

House

Suburb

Murtoa

Period-from

01 Mar 2025

to

28 Feb 2026

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

31 HAMILTON STREET MURTOA VIC 3390	\$160,000	09-Sep-25
39 HAMILTON STREET MURTOA VIC 3390	\$150,000	09-Apr-25
31 CROMIE STREET MURTOA VIC 3390	\$120,000	10-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: 19 March 2026



**31 HAMILTON STREET MURTOA
VIC 3390**

Sold Price **\$160,000** Sold Date **09-Sep-25**

2 1 1

Distance **0.28km**



**39 HAMILTON STREET MURTOA
VIC 3390**

Sold Price **\$150,000** Sold Date **09-Apr-25**

2 1 1

Distance **0.34km**



**31 CROMIE STREET MURTOA VIC
3390**

Sold Price **\$120,000** Sold Date **10-Oct-25**

2 1 2

Distance **0.28km**



**36 HAMILTON STREET MURTOA
VIC 3390**

Sold Price **\$99,000** Sold Date **13-May-25**

3 1 1

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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