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 and 2 Melropostcode	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$420,000 & \$450,000

Median sale price

Median price		\$482,500	Property typ	e House		Suburb	Benalla
Period - From	01/11/2024	to	31/10/2025	Source	Prop	Track	

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 eighteen 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
5 Rebbechi Court, Benalla, VIC 3672	\$430,000	18/06/2024
24 Perth St, Benalla, VIC 3672	\$417,500	21/01/2025
19 Perth Street, Benalla, VIC 3672	\$440,000	20/05/2025

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 eighteen months.

This Statement of Information was prepared on:	14/11/2025

