

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

20 FISHER STREET STAWELL VIC 3380

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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,750

Property type

House

Suburb

Stawell

Period-from

01 Aug 2024

to

31 Jul 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

3 MARELI STREET STAWELL VIC 3380	\$515,000	31-Jul-25
90 DARCY STREET STAWELL VIC 3380	\$454,000	20-Feb-25
18 MCLAUGHLIN STREET STAWELL VIC 3380	\$502,000	27-May-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 August 2025


3 MARELI STREET STAWELL VIC 3380

Sold Price

^{RS}
\$515,000

Sold Date

31-Jul-25


Distance

0.65km

90 DARCY STREET STAWELL VIC 3380

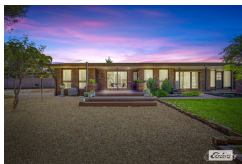
Sold Price

\$454,000

Sold Date

20-Feb-25


Distance

1.49km

18 MCLAUGHLIN STREET STAWELL VIC 3380

Sold Price

\$502,000

Sold Date

27-May-25


Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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