Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Address Including suburb and postcode	3 MCINTOSH STREET ECHUCA VIC 3564
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Indicative selling price

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

Single Price	\$588,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	Prop	perty type House		House	Suburb	Echuca
Period-from	01 Oct 2024	to	30 Sep 2	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
36 MCINTOSH STREET ECHUCA VIC 3564	\$612,500	16-Jul-25
91A GOULBURN ROAD ECHUCA VIC 3564	\$620,000	01-Aug-25
9 LEICHARDT STREET ECHUCA VIC 3564	\$585,000	20-Aug-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: 29 October 2025





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36 MCINTOSH STREET ECHUCA VIC 3564

Sold Price

\$612,500 Sold Date **16-Jul-25**

■ 3

₾ 2 aa2 Distance

0.29km



91A GOULBURN ROAD ECHUCA VIC 3564

Sold Price

\$620,000 Sold Date 01-Aug-25

Distance

0.3km



9 LEICHARDT STREET ECHUCA VIC Sold Price 3564

\$585,000 Sold Date 20-Aug-25

■ 3

₽ 2

\$ 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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