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

3 TATHRA PLACE WANGARATTA VIC 3677

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	\$1,100,000	&	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$271,000	Prop	Property type		Land	Suburb	Wangaratta
Period-from	01 Nov 2024	to	31 Oct 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
15 PIN OAK DRIVE WANGARATTA VIC 3677	\$1,220,000	21-Oct-25
59 LIDDELL DRIVE WANGARATTA VIC 3677	\$1,025,000	23-Oct-24
15 ROSE PLACE WALDARA VIC 3678	\$1,025,000	05-Sep-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 November 2025





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15 PIN OAK DRIVE WANGARATTA Sold Price **VIC 3677**

^{RS} \$1,220,000 Sold Date 21-Oct-25

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aa2

Distance 0.3km



59 LIDDELL DRIVE WANGARATTA Sold Price **VIC 3677**

\$1,025,000 Sold Date 23-Oct-24

Distance

15 ROSE PLACE WALDARA VIC 3678

Sold Price

** \$1,025,000 Sold Date 05-Sep-25

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Distance

6.16km

1.56km

RS = Recent sale

UN = Undisclosed Sale

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